



**PLANNING COMMISSION AGENDA
WEDNESDAY, FEBRUARY 14, 2024 AT 7:00 P.M.**

**CITY COUNCIL CHAMBERS
8930 LIMONITE AVENUE
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 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. The public may submit comments via email to esoriano@jurupavalley.org before 5:00 p.m. on the scheduled meeting date.

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.

E. To live stream this meeting, please click on the following link:
<https://www.jurupavalley.org/422/Meeting-Videos>

I. CALL TO ORDER AND ROLL CALL

CHAIR	COMMISSIONERS
PENNY NEWMAN	HAKAN JACKSON
	LAURA SHULTZ
CHAIR PRO TEM	
ARLEEN PRUITT	

II. PLEDGE OF ALLEGIANCE

III. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

IV. CONSENT CALENDAR

Agenda Items **1, 2, and 3** are Consent Calendar Items. All may be approved by adoption of the Consent Calendar, by one (1) motion. There will be no separate discussion of these items unless Member(s) of the Planning Commission request that specific items be removed from the Consent Calendar for separate discussion and action.

ITEM NO. 1

Approval of Agenda

ITEM NO. 2

Approval of the Minutes

- [January 24, 2024, Regular Meeting](#)

ITEM NO. 3

Consideration of any items removed from the Consent Calendar.

V. PUBLIC HEARING

ITEM NO. 4

PROJECT: Master Application No. 23177: General Plan Amendment No. 23015 and Change of Zone No. 23018 and determine that no Environmental Review is required pursuant to CEQA Guidelines Section 15061

LOCATION: 3883 Wallace Street (APN: 181-063-010)

RECOMMENDATION: By motion, adopt Resolution No. PC-2024-04, recommending that the City Council 1) approve General Plan Amendment No. 23015; and 2) approve Change of Zone No. 23018, and 3) determine that no environmental review is required pursuant to CEQA Guidelines Section 15061, for a 0.24-acre property

ITEM NO. 5

PROJECT: Master Application No. 21215: Change of Zone No. 21007, Tentative Tract Map No. 37538, Variance No. 22001, and adoption of a Mitigated Negative Declaration which includes Mitigation Measures under the Mitigation Monitoring Reporting Program, for subdivision of a 4.1-acre site to six residential lots for single family homes – “Via Verde Estates”

LOCATION: 9045 56th Street (APNs: 165-040-018, -019)

APPLICANT: Sun P. Kim

RECOMMENDATION: By motion, adopt Resolution No. PC-2024-05 recommending that the City Council: 1) approve Change of Zone No. 21007, 2) Tentative Tract Map No. 37538, 3) Variance No. 22001; and 4) adopt a Mitigated Negative Declaration and Mitigation Monitoring Reporting Program to allow a subdivision of 4.1-acre site into six residential lots for single family homes, subject to the recommended Conditions of Approval

VI. COMMISSION BUSINESS

None

I. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

II. PLANNING COMMISSIONERS' REPORTS AND COMMENTS

III. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

ADJOURNMENT

Adjournment to the Regular Planning Commission meeting on Wednesday, February 28, 2024.

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 City Council or other services, please contact Jurupa Valley City Hall at (951) 332-6464. Notification at least 48 hours prior to the meeting or time when services are needed will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

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

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PLANNING COMMISSION MINUTES

January 24, 2024

CALL TO ORDER

Chair Penny Newman called the Regular Planning Commission meeting to order at 7:00 P.M.

ROLL CALL

Members Present:

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

PLEDGE OF ALLEGIANCE

Commissioner Hakan Jackson led the Pledge of Allegiance.

PUBLIC COMMENTS/ APPEARANCE

Anthony Kelly, resident, raised concerns regarding speeding vehicles on Wallace Street.

CONSENT CALENDAR

Agenda Items 1, 2, and 3 were unanimously approved by the motion of Commissioner Shultz and seconded by Commissioner Jackson.

The motion was approved (4-0).

Ayes: Newman, Pruitt, Jackson, and Shultz

Noes: None

Abstained: None

Absent: None

PUBLIC HEARING ITEM NO. 4

**PROPOSED GENERAL PLAN TECHNICAL AMENDMENT
NO. 23018 TO 1) AMEND TABLE 2-4 "SUMMARY OF
GENERAL LAND USE DESIGNATIONS" TO ADD**

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MINIMUM RESIDENTIAL DENSITIES; 2) AMEND TABLE 2-5 “GENERAL PLAN USE DESIGNATIONS AND CONSISTENT ZONE DISTRICTS” TO CORRECT INACCURACIES; AND 3) MAKE OTHER UPDATES AND CLARIFICATIONS AND MAKE A FINDING OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Tamara Campbell, Principal Planner, provided a PowerPoint presentation regarding the project. The City identified several updates, clarifications and corrections to the General Plan, which require a General Plan Technical Amendment. These include 1) the addition of minimum density requirements to residential land use designations in Table 2-4; 2) additions and corrections to Table 2-5 showing consistent General Plan and zoning designations; and 3) other needed updates and clarifications.

Maricela Marroquin, City Attorney, informed the Commission that the changes before them were previously approved but not included in the General Plan; the requested approval is to codify the actions.

PUBLIC HEARING OPENED

Anthony Kelly, resident, raised concerns regarding the rezoning of properties within the Emerald Meadows Specific Plan area.

Community Development Director informed the Commission that the City Council provided staff direction regarding the rezoning of the Emerald Meadows area and he would provide an update during the Community Development Reports and Comments.

PUBLIC HEARING CLOSED

COMMISSION DISCUSSION:

Commissioner Shultz moved and Commissioner Jackson seconded to adopt Resolution No. PC-2024-01 recommending that the City Council to approve General Plan Amendment No. 23018 to: 1) amend Table 2.4 “Summary of General Plan Land Use Designations” to add minimum residential densities; 2) amend Table 2-5 “General Plan Land Use Designations and Consistent Zone District” to correct inaccuracies; and 3) make other minor updates and clarifications; and

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make a finding of exemption pursuant to the California Environmental Quality Act Guidelines Section 15061(b)(3). The motion carried (4-0).

Ayes: Newman, Pruitt, Jackson, and Shultz

Noes: None

Abstained: None

Absent: None

PUBLIC HEARING ITEM NO. 5

MASTER APPLICATION NO. 23352: THIRD EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 37211 EXTENDING THE EXPIRATION DATE TO MARCH 21, 2025, AND SETTERMINING THAT NO FURTHER CEQA REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162

Roberto Gonzalez, Senior Planner, provided a PowerPoint presentation on the proposed a third one year Extension of Time for Tentative Tract Map No. 37211. The proposed Extension of Time only proposes a one-year extension to the approved tentative map and no other changes are proposed.

Joe Perez, Community Development Director, continued the presentation and discussed the community benefits associated with the proposed project.

PUBLIC HEARING OPENED

Commissioner Shultz inquired about the Engineering Department's corrections and comments.

Paul Onufer, the applicant came forward and thanked the Commission for their consideration. Mr. Onufer informed the Commission that the corrections requested by the Engineering Department are technical by nature and are currently working to address the comments.

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Anthony Kelly, resident, spoke in favor of the Extension of Time.

PUBLIC HEARING CLOSED

COMMISSION DISCUSSION:

Chair Pro-Tem Pruitt moved and Commissioner Shultz seconded to adopt Resolution No. PC-2024-02 approving a one year Extension of Time for Tentative Tract Map No. 37211, subject to the previously adopted Conditions of Approval and determining that no further CEQA review is required pursuant to CEQA Guidelines Section 15162. The motion carried (4-0).

Ayes: Newman, Pruitt, Jackson, and Shultz

Noes: None

Abstained: None

Absent: None

PUBLIC HEARING ITEM NO. 6

MASTER APPLICATION NO. 23213: REVISED NO. 1 TO TTM37640 TO AMEND A PHASING REQUIREMENT PERTAINING TO THE INSTALLATION OF AMENITIES AND OPEN SPACE FOR EMERALD RIDGE SOUTH AND ADOPT A PREVIOUS ENVIRONMENTAL DETERMINATION FOR THE EMERALD RIDGE RESIDENTIAL PROJECT PURSUANT TO CEQA GUIDELINES SECTION 15162

Reynaldo Aquino Senior Planner, provided a PowerPoint presentation on the proposed a Minor Change No. 1 to amend the construction and completion timing for Conditions Nos. 16, 5.4 and 5.5. The Condition read as follow:

Condition Nos. 16 and 5.5:

“AMENITIES & MAIN ACCESS” Prior to the issuance of the first Certificate of Occupancy for TTM34640 (Emerald Ridge South), the following amenities and access to amenities associated with TTM 34640 shall be constructed and completed:

- a) “Central Park” (Lot OS-B) with the amenities and ancillary parking
- b) Monument Sign

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c) Street “H” (Access from Avalon Street)

Condition No. 5.4:

Prior to the issuance of the first Certificate of Occupancy of a Townhome Unit of TR 37640, the following amenities and access to amenities shall be constructed and completed: tot lots, open space, community plaza and dog park.

The reason for the request to change the timing of completion of the amenities is to reduce the homeowner’s association cost of the first phase of homebuyers. With the existing conditions, the estimated HOA fees per home is approximately \$3,200 a month. If the applicant’s request were approved by changing the timing of certain amenities to the issuance of the 46th and 126th Certificate of Occupancy, the HOA fees would be reduced to \$372 a month. These deadlines are consistent with the recently approved changes to the Emerald Ridge North project.

PUBLIC HEARING OPENED

RJ Hernandez, the applicant representative, thanked the Commission for their consideration and made himself available to answer any questions.

Chair Newman inquired when the anticipated completion date would be for unit number 46.

RJ Hernandez informed the Commission that he does not have a timeline of the project but once the grading permit is issued, the grading process will be completed in February/March.

Commissioner Shultz inquired if the current chain link fence could be moved to allow pedestrians to walk on the sidewalk versus the street.

RJ Hernandez informed the Commission that the placement of the chain link fence is on the property line and moving the fence can potentially impose legal vulnerability for the property owner.

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Monica Hernandez, resident, raised concerns regarding the project site having illegal dumping, overgrown vegetation, and graffiti. Mrs. Hernandez provided recent photos of the site.

Anthony Kelly, resident, raised concerns regarding the property maintenance and asked the Planning Commission to hold the developers accountable for their properties.

RJ Hernandez informed the Commission that he would work with the residents to address their concerns and would schedule periodical meetings to hear the residents' concerns and to keep the residents informed of the project maintenance and status.

Chair Pro-Tem Pruitt, informed the applicant that the pictures provided by the residents show that the dumping and graffiti have been there for some time and would like for the property to be kept maintained regularly.

Commissioner Jackson also raised concerns regarding the property maintenance and would like the property owner to keep the property maintained.

Commissioner Pruitt requested that No-Dumping and No Trespassing signage be placed on the property.

Commissioner Shultz suggested that 24-hour patrol be provided on the property.

Karina Hernandez, resident, donated her time to Anthony Kelly. Anthony Kelly asked the Commission to continue this item to allow more time to address the residents' concerns.

Community Development Director Joe Perez informed the Planning Commission that additional Conditions of Approval could be required to address the concerns raised during the public hearing.

Director Perez provided the following Conditions of Approval for consideration:

- The developer shall work with the Community Development Director and City Engineer on the feasibility of relocating the

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existing temporary security fence so that it does not impede or cause safety issues for pedestrians. If the existing temporary security fence is to be relocated, such a new location shall be approved by the Community Development Director and City Engineer prior to the issuance of any grading permit.

- The developer shall host regular community meetings (at minimum, once a month) to (1) provide information relating to the maintenance of the project site and (2) to address community public safety issues and nuisance concerns. The location of the meeting place shall be in close proximity to the project site. The first meeting shall take place no later than January 31, 2024.
- The developer shall provide on-site security monitoring for seven (7) days per week between 7 am and 7 pm. Security measures directed by the Riverside County Sheriff's Department shall be implemented by specific deadlines set by the Riverside County Sheriff's Department and the Community Development Director.
- Graffiti shall be removed from the property within 24 hours.
- All trash and debris from illegal dumping, graffiti, and overgrown vegetation shall be removed by February 7, 2024.
- "No Trespassing" and "No Dumping" signs shall be installed on-site. The signs shall be in readable condition at all times.

Chair Newman asked if the applicant was in agreement with the Conditions of Approval.

RJ Hernandez stated he agreed with the proposed Conditions of Approval.

PUBLIC HEARING CLOSED

COMMISSION DISCUSSION:

Commissioner Shultz moved and Commissioner Jackson seconded to adopt Resolution No. PC-2024-03 approving Minor Change No. 1 to TTM37640 to amend conditions related to street improvements and amenities for Emerald Ridge South and adopt a Previous Environmental Determination for the Emerald Ridge Residential project pursuant to CEQA Guidelines Section 15162 and include the following additional Conditions of Approval:

- The developer shall work with the Community Development Director and City Engineer on the feasibility of relocating the

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existing temporary security fence so that it does not impede or cause safety issues for pedestrians. If the existing temporary security fence is to be relocated, such a new location shall be approved by the Community Development Director and City Engineer prior to the issuance of any grading permit.

- The developer shall host regular community meetings (at minimum, once a month) to (1) provide information relating to the maintenance of the project site and (2) to address community public safety issues and nuisance concerns. The location of the meeting place shall be in close proximity to the project site. The first meeting shall take place no later than January 31, 2024.
- The developer shall provide on-site security monitoring for seven (7) days per week between 7 am and 7 pm. Security measures directed by the Riverside County Sheriff's Department shall be implemented by specific deadlines set by the Riverside County Sheriff's Department and the Community Development Director.
- Graffiti shall be removed from the property within 24 hours.
- All trash and debris from illegal dumping, graffiti, and overgrown vegetation shall be removed by February 7, 2024.
- "No Trespassing" and "No Dumping" signs shall be installed on-site. The signs shall be in readable condition at all times.

The motion carried (4-0).

Ayes: Newman, Pruitt, Jackson, and Shultz

Noes: None

Abstained: None

Absent: None

COMMISSION BUSINESS

None.

PUBLIC COMMENTS/ APPEARANCE

Anthony Kelly, resident, thanked Octavio Duran, Assistant City Engineer for addressing his concerns regarding the traffic on Wallace Street. Mr. Kelly suggested that the City provide Small Business

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loans to struggling businesses in the City and provide informative outreach efforts regarding street food vendors.

PLANNING COMMISSIONERS' REPORTS/COMMENTS

Chair Shultz expressed her appreciation for the residents who attended the Planning Commission meetings.

Chair Pro-Tem Pruitt invited residents to the Trails Master Plan Public Meeting on Tuesday, January 30 from 6:00 P.M. to 8:00 P.M. at City Hall.

Commissioner Jackson also thanked the residents that attended the meeting and appreciates their comments and concerns.

COMMUNITY DEVELOPMENT

Community Development Director Joe Perez summarized the actions taken at the December 21, 2023 City Council meeting.

Community Development Director informed the Planning Commission that the City Council did not initiate action to remove Emerald Meadows Specific Plan. The City Council directed staff to contact the property owners to see if they are supportive and analyze the impact of this change on their property.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Newman adjourned the meeting at 9:26 P.M.

Respectfully submitted,

Joe Perez, Community Development Director
Secretary of the Planning Commission

City of Jurupa Valley

STAFF REPORT

DATE: FEBRUARY 14, 2024
TO: CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
BY: MIGUEL DEL RIO, SENIOR PLANNER
SUBJECT: 1) MASTER APPLICATION (MA) NO. 23177: GENERAL PLAN AMENDMENT (GPA) NO. 23015 AND CHANGE OF ZONE (CZ) NO. 23018 FOR PROPERTY LOCATED AT 3883 WALLACE STREET (APN:181-063-010), AND
2) DETERMINE THAT NO ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15061

RECOMMENDATION

By motion, adopt Resolution No. PC-2024-04, recommending that the City Council (1) approve General Plan Amendment No. 23015; (2) approve Change of Zone No. 23018, and (3) determine that no environmental review is required pursuant to CEQA guidelines Section 15061, for a 0.24 acre property located at 3883 Wallace Street (APN:181-063-010).

PROJECT DESCRIPTION

The proposed project is a General Plan Amendment (GPA) and Change of Zone (CZ) for a 0.24 acre vacant property located at 3883 Wallace Street (APN:181-063-010) to allow for future construction of a single-family home and accessory dwelling unit. The project will require approval of the following entitlements:

1. **General Plan Amendment (GPA) No. 23015:** Change the Land Use Designation from Commercial Retail (CR) to Medium High Density Residential (MHDR) to allow for residential development of five (5) to eight (8) dwelling units per acre.
2. **Change of Zone (CZ) No. 23018:** Change the underlying zoning classification from Rubidoux – Village Commercial (R-VC) to General Residential (R-3) to allow for single-family development.

EXHIBIT A: PROJECT SITE



PROJECT LOCATION AND SURROUNDING AREA

The project site is a vacant site located south of Mission Blvd., between Wallace St. and Mennes Ave. in the Rubidoux community with existing residential and commercial uses to the north and single-family and multi-family residential uses to the south. Exhibit A shows the project location.

BACKGROUND

In early 2022, a prospective property owner, Mr. Bj Ghuman, inquired as to whether he could construct a single-family dwelling and accessory dwelling unit (ADU) at a 10,454 square foot (SF) vacant property located at 3883 Wallace Street. Based on the City's existing Geographic Information System (GIS), the prospective owner was informed that the proposed residential structures would be allowed under the identified General Plan and zoning designations for the site.

Mr. Ghuman proceeded to acquire the aforementioned property and received approval of a Site Development Permit (SDP22014) for a 1,798 SF single-family home. Mr. Ghuman proceeded to submit a building permit application for the aforementioned single-family home and also submitted a building permit application for a 749 SF Accessory Dwelling Unit (ADU). Unfortunately, as the property owner's building permit applications were being reviewed, it was discovered that the original GIS mapping that identified the property as having a General Plan land use designation of Medium High Density Residential (MHDR) and a zoning designation of General Residential (R-3) was incorrect.

The property actually has a General Plan land use designation of Commercial Retail (CR) and is zoned Rubidoux Village Commercial (R-VC). Single-family dwellings and accessory dwelling units are not permitted to be constructed on the site.

Since the property owner acquired the property based on erroneous GIS mapping information and the fact that the site is located within an established single-family residential neighborhood, it was recommended that the City Council initiate a General Plan Amendment and Change of Zone to change the property's land use and zoning designations to allow development of a single-family dwelling and ADU. On July 6, 2023, The City Council initiated the General Plan Amendment and Change of Zone.

ANALYSIS

The property is located within the Rubidoux Village Town Center, which is a commercial strip along Mission Blvd. that stretches approximately twelve (12) blocks from Riverview Dr. to Crestmore Rd. (at the Santa Ana River Bridge). The Rubidoux Village Town Center is primarily comprised of commercial properties that front Mission Blvd providing a pedestrian friendly downtown. All properties located within the Village are zoned Rubidoux Village Commercial (R-VC) to allow commercial uses that are intended for compact retail commercial development. Exhibit B below illustrates the Village boundaries and Exhibit C shows the site and nearby properties:

EXHIBIT B – RUBIDOUX VILLAGE TOWN CENTER



EXHIBIT C – AERIAL OF SITE



The Rubidoux Village central core is a functioning and developing commercial corridor that is intended to flourish into a walkable and lively downtown town center. However, many of properties located along the perimeter of the Rubidoux Village are occupied by legal nonconforming single-family residential homes. Because residential homes are not a permitted use in the current R-VC Zone, the existing homes are deemed legal nonconforming uses since they are not currently a permitted use, but were established at a time when single-family homes were permitted such as the four (4) homes located north of the subject site. See Exhibit E for zoning map. Because most of the properties that lie on the outskirts of the town center are established residences, the properties within the town center seamlessly integrate to the conforming residential properties that lie beyond the town center creating ambiguity in the district's boundary.

The site is 0.24-acre vacant property that lies on the outskirts of the Rubidoux Village Town Center and is part of an established residential neighborhood. The nearest commercial use lies approximately 164 feet northeast of the subject site fronting on Mission Blvd. The property has a General Plan Land Use Designation of Commercial Retail (CR), which is intended for retail and service commercial uses including offices, and visitor serving commercial uses. The property is zoned R-VC which is also intended for commercial uses as described above. See Exhibits D and E for existing Land Use and Zoning Maps. Exhibits F & G presents recommended Land Use and Zoning designations.

EXHIBIT D – GENERAL PLAN (COMMERCIAL RETAIL)

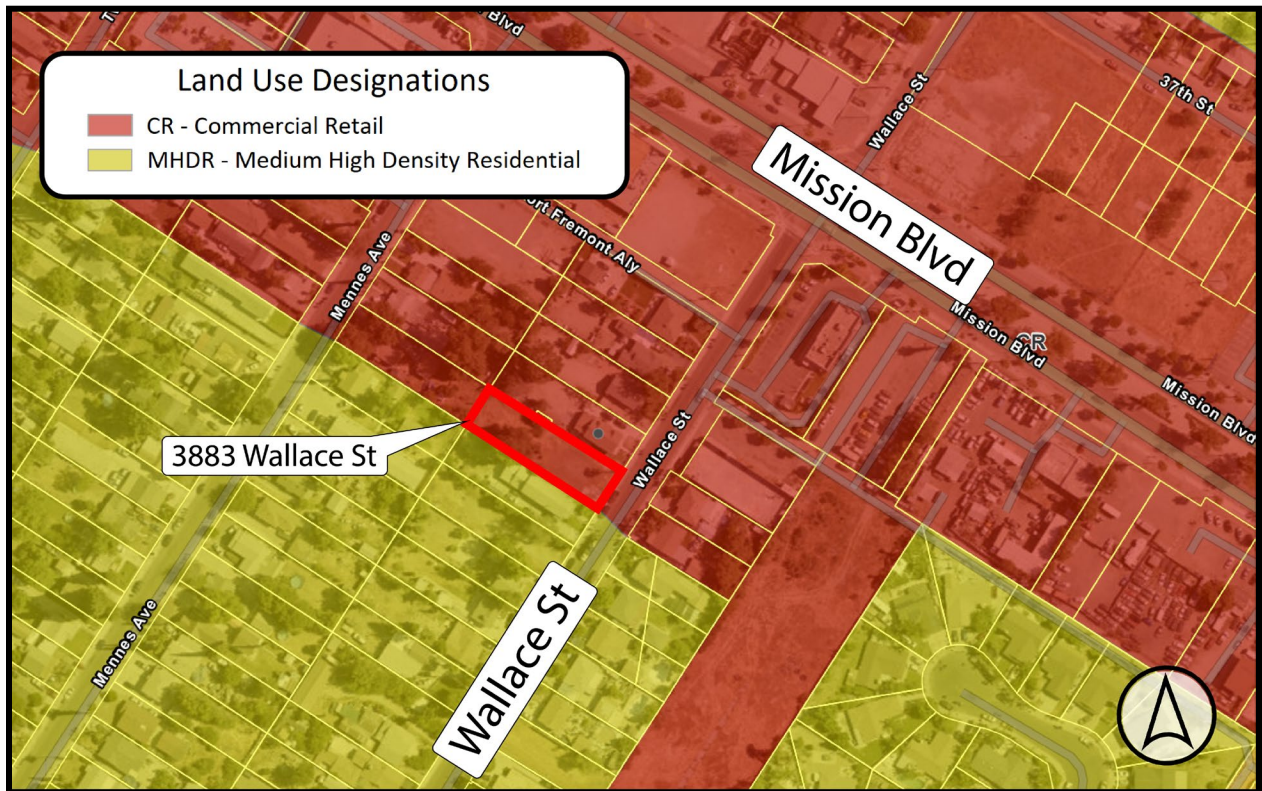


EXHIBIT E – ZONING (RUBIDOUX VILLAGE COMMERCIAL)



EXHIBIT F – PROPOSED LAND USE DESIGNATION (MEDIUM HIGH DENSITY RESIDENTIAL)

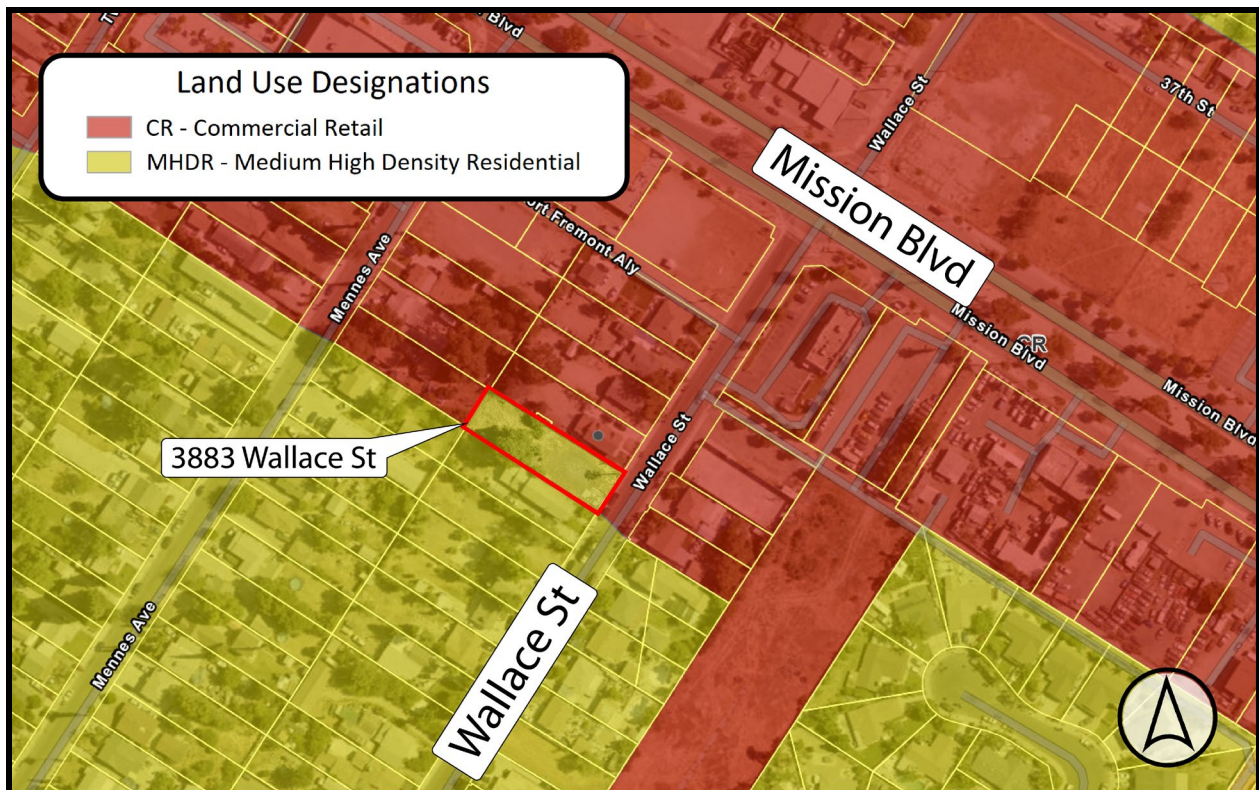


EXHIBIT G – PROPOSED ZONING DESIGNATION (GENERAL RESIDENTIAL)



The site is an undeveloped property that lies between single-family homes. Although the land use designation and zone require that a commercial use be developed on the land, developing a commercial use on a 0.24-acre site surrounded by residential uses is not practical and would create compatibility issues with the surrounding residential neighborhood. It is also unlikely that the legal nonconforming sites located north of subject site would be developed with commercial uses due to the small lot sizes and neighboring residential uses. Because the subject site lies on the boundary line of the Rubidoux Village Town Center, the neighboring properties to the south have a different Land Use and Zoning designation. Said properties have a Medium High Density Residential (MHDR) Land Use Designation and have residential zoning designation which allow both single-family and multi-family dwellings. Approving a General Plan Amendment and Change of Zone to change the land use and zoning designation to those that allow residential development would allow an infill development that is more feasible and compatible with the surrounding neighborhood with minimal disruption of the goals and vision that the Rubidoux Village is intended to achieve.

- 1. ENVIRONMENTAL REVIEW.** The proposed project is exempt pursuant to section 15061(b)(3) common sense exemption of the California Environmental Quality Act (CEQA) being that CEQA only applied to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
- 2. GENERAL PLAN.** The project is consistent with the General Plan.
 - A. Land Use Designation.** The project site has a General Plan land use designation of CR (Commercial Retail) and allows for a variety of commercial uses like general retail, offices, and restaurants. The proposed General Plan land use designation is MHDR (Medium High Density Residential) to allow for single-family and multi-family residential projects of five (5) to eight (8) dwelling units per acre. A change to MHDR would make the subject property consistent with the surrounding properties located to the southwest, south, and southeast. See Exhibit D for a map of existing General Plan Land Use Designation and Exhibit F for a map of the proposed General Plan Land Use Designation. Although the MHDR land use designation allows for a maximum of eight (8) dwelling units per acre, the subject property is 0.24 acres which will only allow for one (1) dwelling unit. The requested General Plan Amendment and Change of Zone project demonstrates consistency with the proposed rezone to R-3. See Exhibit G for map of the proposed Zoning designation.
- 3. TITLE 9 – ZONING ORDINANCE.**
 - a. FINDINGS FOR APPROVAL OF A GENERAL PLAN AMENDMENT.** Per section 9.30.040.(F)(2) of the Jurupa Valley Municipal Code, “A Planning Commission resolution recommending approval of an Entitlement/Policy Amendment and a City Council resolution approving an

Entitlement/Policy Amendment shall include the first two (2) findings listed below and any one (1) or more of the subsequent findings listed below:"

- i. The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.
- ii. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.
- iii. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- iv. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- v. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- vi. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the city's economic base) and that would improve the ratio of jobs-to-workers in the City.
- vii. An amendment is required to address changes in ownership of land or land not under the land use authority of the City Council.

The proposed project complies with all required findings for a General Plan Amendment as the project does not involve a change or conflict with the Jurupa Valley vision, general planning principles set forth in Appendix B of the General Plan, and/or any foundational component designation in the General Plan as the proposed project will provide a residential property to an existing residential community. The proposed amendment contributes to the purposes of the General Plan as it provides a residential use near a walkable, pedestrian oriented area near a major transportation corridor and town center. Special circumstances regarding appropriate location of single-family homes and compatibility have emerged that were unanticipated in preparation of the General Plan as the general plan currently designates properties that exist between existing residences as commercial which create compatibility issues that General Plan policies intend to prevent.

b. FINDINGS FOR APPROVAL OF A CHANGE OF ZONE. Per Section 9.285.020 of the Jurupa Valley Municipal Code, "An application for a Change of Zone shall not be set for a public hearing unless:"

- i. All procedures required by the Jurupa Valley Rules Implementing the California Environmental Quality Act (Pub. Resources Code Section 21000 *et seq.*) to hear a matter have been completed.

- ii. The requested change of zone is consistent with the Jurupa Valley General Plan.

The proposed project complies with all requirements for a Change of Zone as the project is exempt from CEQA. With the approval of the General Plan Amendment, the project will be consistent with the General Plan.

NOTICING REQUIREMENTS

Public hearing notices were sent to surrounding property owners within 1,000 feet from the boundaries of the project site on Thursday, February 1, 2024. Additionally, legal advertisements were published in the Press Enterprise on Saturday, February 3, 2024. No responses have been received at this time.

Prepared by:



Miguel Del Rio

Senior Planner

Submitted by:



Joe Perez

Community Development Director

Reviewed by:

//s// Maricela Marroquin

Maricela Marroquin

Deputy City Attorney

ATTACHMENTS:

1. Resolution No. PC-2024-04
 - a. Exhibit A: GPA & CZ exhibit

ATTACHMENT 1

Planning Commission Resolution No. PC-2024-04

RESOLUTION NO. PC-2024-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVE GENERAL PLAN AMENDMENT NO. 23015 AND CHANGE OF ZONE NO. 23018 TO ALLOW FOR THE DEVELOPMENT OF HOUSING ON A VACANT 0.24 ACRE PROPERTY LOCATED AT 3883 WALLACE STREET (APN: 181-063-010)

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

Section 1. **Project.** The City of Jurupa Valley City Council initiated a General Plan Amendment No. 23015 and Change of Zone No. 23018 in order to permit the construction of a proposed single-family residential project located at 3883 Wallace Street (APN:181-063-010) (“Property”). The property owner purchased the property with the intent of constructing a single-family dwelling and accessory dwelling unit (ADU) on the vacant property (the “Project”) after the City informed the property owner this proposed development would be allowed under the identified zoning and General Plan land use designations for the site based on the City’s existing Geographic Information System (GIS). When the property owner submitted a building permit for the single-family residence and ADU, it was discovered that the property actually has a General Plan land use designation of Commercial Retail (CR) and is zoned Rubidoux Village Commercial (R-VC), which would preclude the construction of the single-family dwelling and ADU on the site. Since the property owner acquired the Property based on erroneous GIS mapping information and the fact that the site is located within an established single-family residential neighborhood, on July 6, 2023, the City Council approved the initiation of the General Plan Amendment No. 23015 and Change of Zone No. 23018 for the Property.

Section 2. **General Plan Amendment.**

(a) The property owner is seeking approval of General Plan Amendment No. 23015 to change the General Plan land use designation of the subject parcel (APN: 181-063-010) from Commercial Retail (CR) to Medium High Density Residential (MHDR) as depicted in Exhibit “A.”

(b) Section 9.30.010.A. of the Jurupa Valley Municipal Code provides that any amendment to any part of the Jurupa Valley General Plan, shall be adopted in accordance with the provisions of Section 65300 *et seq.* of the Government Code, as now written or hereafter amended, and Chapter 9.30 of the Jurupa Valley Municipal Code.

(c) Section 9.30.010.B. of the Jurupa Valley Municipal Code provides that the initiation of proceedings for the amendment of any part of the Jurupa Valley General Plan shall be conducted in accordance with the provisions of Chapter 9.30 of the Jurupa Valley Municipal Code.

(d) Section 9.30.040.D. of the Jurupa Valley Municipal Code provides that the owner of real property, or a person authorized by the owner, seeking to change the land use designation on that real property, shall have the right to apply for a General Plan amendment without having to request that the City Council adopt an order initiating proceedings for an amendment as detailed in Section 9.30.040. Instead, the owner of real property, or a person authorized by the owner, seeking to change the land use designation on that real property may apply for a General Plan amendment through the Planning Department and pay the required fee. Upon submittal of an application, the amendment shall be processed, heard and decided in accordance with Sections 9.30.010 and 9.30.100 of the Jurupa Valley Municipal Code.

(e) Section 9.30.100.(1) of the Jurupa Valley Municipal Code provides that proposals to amend any part of the Jurupa Valley General Plan shall be heard by the Planning Commission during a public hearing on the matter. Further, Government Code Section 65353 provides that when a city has a planning commission authorized by local ordinance or resolution to review and recommend action on a proposed general plan, the commission shall hold at least one public hearing before approving a recommendation on the adoption of a general plan.

(f) Section 9.30.040(F)(2) provides that the Planning Commission resolution recommending approval of an Entitlement/Policy Amendment to the General Plan shall make the first two findings and any one of the following subsequent findings:

1. The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.
2. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.
3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
4. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
5. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

6. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the city's economic base) and that would improve the ration of jobs-to-workers in the city.

7. An amendment is required to address changes in ownership of land or land not under the land use authority of the City Council.

(g) Section 9.30.100.(2) of the Jurupa Valley Municipal Code provides that after closing the public hearing, the Planning Commission shall make a recommendation for approval or disapproval within a reasonable time, by resolution, including therein its findings, and transmit it to the City Council with a copy mailed to the applicant. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the Planning Commission. If the Planning Commission cannot reach a decision within a reasonable time after closing the hearing, that fact shall be reported to the City Council and shall be deemed a recommendation to deny the proposal. Further, Government Code Section 65354 provides that the planning commission shall make a written recommendation on the adoption of a general plan, that a recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the commission, and that the planning commission shall send its recommendation to the legislative body.

(h) Section 9.30.100.(3) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation of the Planning Commission on an amendment of the General Plan, the City Clerk must set the matter for public hearing before the City Council at the earliest convenient day and give notice of public hearing in the same manner as notice was given of the hearing before the Planning Commission.

Section 3. **Change of Zone.**

(a) The property owner is seeking approval of Change of Zone No. 23018 to rezone 0.24 acres located at 3883 Wallace Street (APN: 181-063-010) from Rubidoux – Village Commercial (R-VC) to General Residential (R-3) as depicted in Exhibit “A.”

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

(c) Section 9.285.040.(3) of the Jurupa Valley Municipal Code provides that after closing the public hearing the Planning Commission shall render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which shall contain the reasons for the recommendation and, if the recommendation is to change a zone classification on property, the relationship of the proposed amendment to applicable general and specific plans. A copy of the recommendation shall be mailed to the applicant and proof thereof shall be shown on the original transmitted to the City Council. If the Planning Commission does

not reach a decision due to a tie vote, that fact shall be reported to the City Council and the failure to reach a decision shall be deemed a recommendation against the proposed amendment.

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

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

(a) The application for MA No. 23177 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 February 14, 2024, the Planning Commission of the City of Jurupa Valley held a public hearing on MA No. 23177 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.** The Planning Commission hereby recommends that the City Council of the City of Jurupa Valley make the following environmental findings and determinations in connection with the approval of the Project:

(a) Pursuant to the California Environmental Quality Act (“CEQA”) (Cal. Pub. Res. Code § 21000 *et seq.*) and the State Guidelines (the “Guidelines”) (14 Cal. Code Regs. § 15000 *et seq.*), City staff have determined that the proposed Project is exempt pursuant to section 15061(b)(3) Common Sense Exemption of the California Environmental Quality Act (CEQA) being that CEQA only applied to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Section 6. **Findings for Recommendation of Approval of General Plan 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 General Plan Amendment No. 23015 should be adopted because:

(a) The proposed change does not involve a change in or conflict with the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

(b) The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

1) The General Plan amendment is consistent with the Land Use Element LUE 2.1 Residential Development policy to accommodate the development of single-family and multi-family residential units in areas appropriately designated by the General Plan, specific plans, the Equestrian Lifestyle Protection Overlay, and community and town center plans land use map. The Project would create property that would be intended to provide residential development near the Rubidoux Town Center Overlay.

2) The General Plan amendment is consistent with the Land Use Element LUE 2.2 Higher Density Residential policy to accommodate higher density residential development in walkable, pedestrian oriented areas near major transportation corridors, concentrated employment areas, and community and town centers, and promote the development of high quality apartments and condominiums that will encourage local investment and pride of ownership. The Project is for a medium high density residential land use designation adjacent to a pedestrian oriented area near the Rubidoux Village and will provide the potential for residential development that can encourage local investment.

(c) Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. The City seeks to change the land use of the Property from Commercial Retail (CR) to Medium High Density Residential (MHDR) to allow for a single-family development due to the special circumstances of the site being an undeveloped property that lies between single-family homes. Although the land use designation and zone require that a commercial use be developed on the land, developing a commercial use on a 0.24-acre site surrounded by residential uses is not practical and would create compatibility issues with the surrounding residential neighborhood. It is also unlikely that the legal nonconforming sites located north of subject site would be developed with commercial uses due to the small lot sizes and neighboring residential uses.

Section 7. Findings for Recommendation of Approval of Change of Zone.

The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that Change of Zone No. 23018 should be approved because:

(a) A change of zone is proposed to change the zone for the Project site from Rubidoux – Village Commercial (R-VC) to General Residential (R-3) in order to accommodate the single-family residential project with an ADU on the currently vacant property. The General Plan Amendment will change the land use designation of the Project site to Medium High Density Residential (MHDR), which is a land use designation that allows for five (5) to eight (8) dwelling units per acre. The Project will allow an infill development that is more feasible and compatible with the surrounding neighborhood with minimal disruption of the goals and vision that the Rubidoux Village is intended to achieve.

Section 8. **Recommendation of Approval of Master Application No. 23177.**

Based on the foregoing, the Planning Commission hereby recommends that:

(a) The City Council of the City of Jurupa Valley approve Master Application No. 23177 (General Plan Amendment No. 23015 and Change of Zone No. 23018) to permit the construction of a single-family residence and ADU on a 0.24 acre property located at 3883 Wallace Street (APN: 181-063-010).

(b) The City Council's approval of General Plan Amendment No. 23015 shall not be effective until the effective date of the ordinance adopting Change of Zone No. 23018.

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 14th day of February, 2024.

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. PC-2024-04 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 14th day of February, 2024, by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

JOE PEREZ
COMMUNITY DEVELOPMENT DIRECTOR

ATTACHMENT 1

Exhibit A – General Plan Amendment and Change of Zone Exhibit

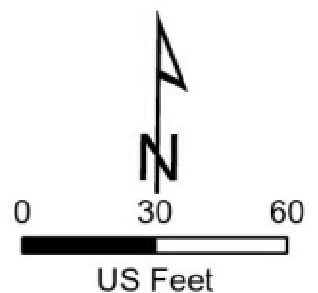


GPA AND CZ
BOUNDARY

APN:
181-063-010

CITY OF JURUPA VALLEY OFFICIAL GENERAL PLAN AMENDMENT AND CHANGE OF ZONE EXHIBIT

MASTER APPLICATION NO.: MA23177
GENERAL PLAN AMENDMENT CASE NO.: GPA23015
CHANGE OF ZONE NO.: CZ23018
APPROVAL DATE: _____



City of Jurupa Valley

STAFF REPORT

DATE: FEBRUARY 14, 2023

TO: CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR

BY: JESUS HUERTA, ASSOCIATE PLANNER

SUBJECT: MASTER APPLICATION (MA) NO. 21215: CHANGE OF ZONE (CZ) NO. 21007, TENTATIVE TRACT MAP (TTM) NO. 37538, VARIANCE (VAR) NO. 22001, AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION (MND), WHICH INCLUDES MITIGATION MEASURES UNDER THE MITIGATION MONITORING REPORTING PROGRAM (MMRP), FOR SUBDIVISION OF A 4.1-ACRE SITE TO SIX (6) RESIDENTIAL LOTS FOR SINGLE FAMILY HOMES – “VIA VERDE ESTATES”

LOCATION: 9045 56th STREET (APNS: 165-040-018, AND -019)

APPLICANT: SUN P. KIM

RECOMMENDATION

By motion, adopt Resolution No. PC-2024-05 recommending that the City Council: 1) approve Change of Zone (CZ) No. 21007, 2) Tentative Tract Map (TTM) No. 37538, 3) Variance (VAR) No. 22001; and 4) adopt a Mitigated Negative Declaration (MND) & Mitigation Monitoring Reporting Program to allow a subdivision of 4.1-acre site into six (6) residential lots for single family homes at 9045 56th Street subject to the attached, recommended conditions of approval.

PROJECT DESCRIPTION

The applicant proposes to subdivide a 4.1-acre site into six (6) residential lots for single-family homes (1.5 du/acre) at 9045 56th Street (APNs: 165-040-18, and -019).

All six (6) of the proposed homes would be three- (3) bedroom/four- (4) bathroom, and would range in size from 3,130 to 3,490 square feet on a minimum of 20,000 square-foot lots. All homes would be one (1) story tall and not exceed 26 feet in height. Residents would own their individual lots and homes, and the private street, sidewalk, and landscape parkway would be owned and maintained by the homeowner's association (HOA).

The development would include improvements and amenities including: parking in the form of two- (car) garages, driveways, and private street parking for residents and visiting guests; a decorative block wall; landscaping for beautification and privacy; and a decoratively paved entrance with monument signage. See Exhibit A for the conceptual site plan.

The proposed project would require the following entitlements:

1. **Change of Zone:** Change project site's zoning from Light Agriculture – 4-acre minimum lot size (A-1-4) to Light Agriculture (A-1), as (A-1) requires minimum 20,000 square foot lots.
2. **Tentative Tract Map:** Subdivide existing 4.1-acre project site into six (6) new lots for single-family homes, and a private street.
3. **Variance:** Allow for Lots 1 and 2 to have a reduced minimum lot width of 85 feet instead of the required minimum lot width of 100 feet.

EXHIBIT A – CONCEPTUAL SITE PLAN



PROJECT LOCATION AND SURROUNDING AREA

The project site is located at 9045 56th Street at the northwest corner of Van Buren Boulevard and 56th Street in the central area of the City. In the general neighborhood, there are residential and light agricultural uses. The immediate surrounding land uses include vacant land to the north, Van Buren Boulevard and vacant land to the east, a nursery to the south, and single-family homes to the west. No bus stops are located in the near vicinity of the project site.

The project site is currently being used as a nursery. There are also two (2) existing billboards located on the project site's frontage along Van Buren Boulevard. Pursuant to recommended Condition of Approval (COA) No. 19, the billboards would have to be permanently removed prior to development.

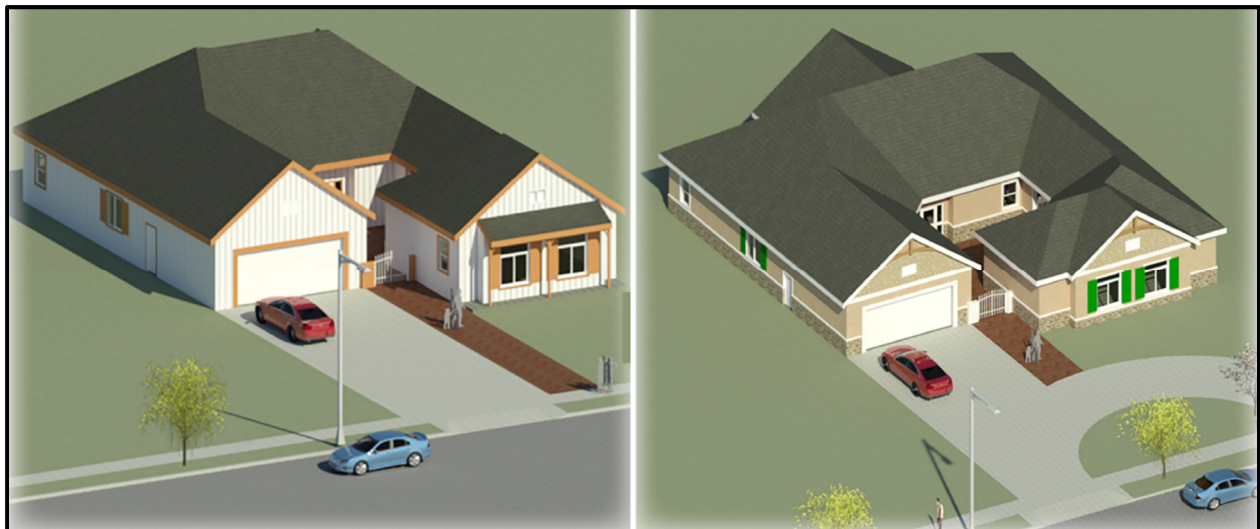
TABLE 1: GENERAL PROJECT INFORMATION	
ASSESSOR'S PARCEL NUMBERS	165-040-18, and -019
TOTAL ACREAGE OF PROJECT SITE	4.1 acres
GENERAL PLAN DESIGNATION	Country Neighborhood (LDR) – Up to 2 dwelling units per acre
GENERAL PLAY OVERLAY	Equestrian Lifestyle Protection Overlay (ELO)
ZONING CLASSIFICATION	Light Agriculture – 4-acre minimum lot size (A-1-4)

PROJECT DESIGN AND SITE LAYOUT

Architecture, Amenities, and Landscaping

The proposed project would provide for high quality residential architecture, private amenities, and lush landscaping that would provide beautification and privacy screening. The project would incorporate a combination of American farmhouse, and craftsman architecture that are compatible with the surrounding community's semi-rural nature. The proposed architecture would incorporate: (1) authentic colors to the proposed architectural styles, (2) a mix of materials in transition, (3) recessed doors and windows, (4) gabled roofs, (5) columns, and (6) articulated facades. All homes would be one (1) story in tall, and not exceed 26 feet in height. See Exhibit B for the architectural renderings.

EXHIBIT B – ARCHITECTURAL RENDERINGS



The proposed project would include amenities such as: parking in the form of two- (car) garages, driveways, and private street parking for residents and visiting guests; a decorative block wall; landscaping for beautification and privacy; and a decoratively paved entrance with monument

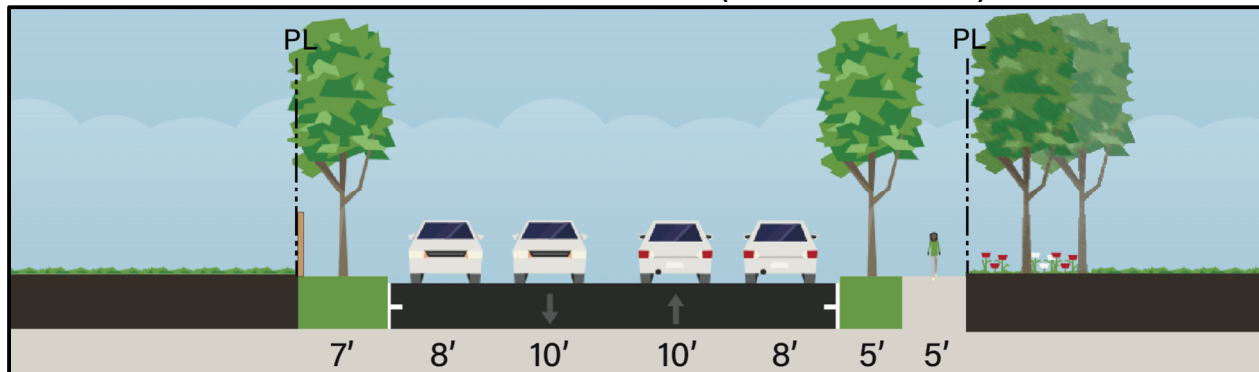
signage. The project site would include lush, drought-tolerant landscaping that would both beautify the community, and provide any required screening. Each home would have a minimum of two (2) front yard trees in addition to a street tree and on-site shrubs. The entire perimeter of the community would also be screened by decorative six-foot high block wall that would shield the homes from Van Buren Boulevard, 56th Street, and the existing properties to the north and west.

Access, Off-Site Improvements, and Maintenance

The project site would have access directly off 56th Street via a private street. Residents would have full right-of-way access (left in/out, right in/out) onto 56th Street. There are existing dedicated left and right turn lanes off of Van Buren Boulevard turning into 56th Street.

The project site would have a main private street that terminates as a cul-de-sac. Residents would access their driveways and garages directly off the private street. The private street would be constructed to a full right-of-way (ROW) width of 53 feet, with 36 feet of roadway, 7 feet of landscaping on the west side, and a 10-foot wide parkway with street trees and sidewalk on the east side. No sidewalk is proposed or required on the west side of the ROW as the west side of the street does not front any residences. See Exhibit C for the private street section.

EXHIBIT C – PRIVATE STREET (LOOKING NORTH)



The project provides for on-site improvements along Van Buren Boulevard and 56th Street. Improvements along the northern side of 56th Street includes curb gutter, 7 feet of landscaping, 5 feet of sidewalk, and 3 feet of landscaping between sidewalk and the decorative wall. Improvements along the western side of Van Buren Boulevard includes 21 feet of dedication along with the existing right-of-way (ROW) to provide a total of approximately 40 feet of parkway improvements. Improvements on the westerly parkway will include 21 feet of landscaping to the satisfaction of the City Engineer, and the remaining parkway adjacent to the existing edge of pavement along Van Buren Boulevard, shall have stabilized decomposed granite. The proposed improvements along Van Buren Boulevard would allow for appropriate transition to adjacent existing and future infrastructure..

All common area, including internal streets, courts, walkways, amenities, and landscaping within the community, would be privately owned and maintained by the HOA. All streetlights would be owned, operated, and maintained by Southern California Edison (SCE). Limonite Avenue, Beach Street, Rancho Jurupa Drive, and Persano Street are publicly owned and maintained through a community facilities district (CFD).

ANALYSIS

- I. **ENVIRONMENTAL REVIEW.** The City of Jurupa Valley has prepared and intends to adopt a Mitigated Negative Declaration (MND) for the proposed project. The MND is

supported by an Initial Study that evaluated potential effects of the project on the environment in regard to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems. The MND determines that although the proposed project could have a significant effect on the environment, there would be no significant effect as mitigation measures would be required. The 20-day public review for the MND ran from September 1, 2023 through September 20, 2023. No comment has been received on the MND at the time of this report.

II. GENERAL PLAN. The project is consistent with the General Plan.

A. Housing Element No Net Loss. The proposed project was not included in the City's certified and adopted 6th Cycle Housing Element. The proposed project would provide for six (6) above-moderate housing units.

B. Land Use Designation. The General Plan land use designation for the project site is Country Neighborhood (LDR) that allows up to two (2) dwelling units per acre. The project demonstrates consistency with the Land Use Element of the General Plan including the following policies:

- **LUE 2.1 Residential Development.** Accommodate the development of single-family and multi-family residential units in areas appropriately designated by the General Plan, specific plans, the Equestrian Lifestyle Protection Overlay, and community and town center plans land use maps.

The proposed project is for a residential development on land that has a General Plan Land Use Designation of Country Neighborhood (LDR) – Up to two (2) dwelling units per acre.

- **LUE 2.3 Infrastructure.** Ensure that circulation facilities, water resources, sewer and storm drainage facilities, and other utilities available or provided by the developer are adequate to meet the demands of a proposed residential land use in addition to those services and resources required to serve existing residents and businesses.

All street improvements, drainage infrastructure, and other utilities are found to be adequate to meet the demands of a proposed residential land use in addition to those services and resources required to serve existing residents.

- **LUE 2.9 Design Compatibility.** Ensure that new residential developments are designed to be compatible with their surroundings and to enhance visually the appearance of neighborhoods and adjacent structures.

The proposed project successfully incorporates American Farmhouse and American Craftsman architectural styles that are compatible with the surrounding area.

- **LUE 10.9 Promote Unique Community Character.** Use community plans to promote the development and preservation of unique communities in which each community exhibits a special sense of place and quality of design.

The proposed project reinforces the agricultural, farm and equestrian community character through its inclusion of high quality American Farmhouse

and American Craftsman architecture, decorative street lighting and landscaping, and enhanced entryways.

C. Equestrian Lifestyle Protection Overlay (ELO). The project site is located within the Equestrian Lifestyle Protection Overlay (ELO). The ELO is intended to preserve Jurupa Valley's equestrian heritage and lifestyle, and ensures that the keeping of horses and other farm animals can continue, subject to regulations specified in the Zoning Ordinance. The project demonstrates consistency with the Land Use Element of the General Plan including the following policies:

- **LUE 5.5 Development Review.** New development in the Overlay should accommodate horse keeping, horse facilities and equestrian activities, where feasible and appropriate. Within the support area, equestrian uses, trails, and facilities are encouraged.

The proposed project would accommodate horse keeping and equestrian activities in that residents would be permitted to keep up to two (2) horses, by right, under the proposed Light Agriculture (A-1) zoning.

- **LUE 5.8 Residential Density.** Allow development of Small Farm, Ranch, Rural Neighborhood, and Country Neighborhood Residential uses in the Overlay. Higher density residential development may be allowed if equestrian friendly and if the City Council finds that the project will provide significant overall benefits to equestrian uses and lifestyle.

The proposed development would be country neighborhood in nature in that the lots would be a minimum of 20,000 square feet in size, homes would not exceed one story in height, and light agricultural uses would be permitted by right.

III. TITLE 7 – SUBDIVISIONS. Tentative Tract Map (TTM) No. 37538 complies with all applicable provisions of Title 7 and the Subdivision Map Act for the proposed six (6) parcels. The Engineering Department has reviewed the project for required travel lanes, access, circulation, grading, and drainage. The recommended conditions address areas such as subdivision, circulation, access, grading, drainage, and water quality.

IV. TITLE 9 – ZONING ORDINANCE.

A. Change of Zone (CZ) Request. The proposed Change of Zone (CZ) from Light Agriculture – 4-acre minimum lot size (A-1-4) to Light Agriculture (A-1) is consistent with the City's General Plan in that the A-1 zoning is consistent with the underlying General Plan Land Use Designation of Country Neighborhood (LDR) – up to two (2) dwelling units per acre. The project site is also in the close proximity of other properties zoned A-1 and Residential Agriculture (R-A), with similar lot sizes of a minimum 20,000 square feet, and similar in nature in regard to animal keeping.

TABLE 2: LIGHT AGRICULTURE (A-1) APPLICABLE DEVELOPMENT STANDARDS		
DEVELOPMENT STANDARD	REQUIRED MINIMUM	PROJECT COMPLIANCE
Lot Requirements		

Minimum Lot Size	20,000 ft ²	Yes. All lots would be a minimum of 20,000 ft ² in size.
Minimum Average Lot Width	100'	Yes with an approved Variance. Lots 1 and 2 would have reduced lot widths of 85'.
Minimum Average Lot Depth	150'	Yes. All lots would have a minimum average lot depth of 150'.
Setbacks		
Front Yard	20'	Yes. All homes would have a minimum front yard setback of 20'.
Interior Side Yard	5'	Yes. All homes would have a minimum interior side yard setback of 5'.
Street Side Yard	10'	Yes. The home located on Lot 1 would have a minimum street side yard setback of 10'.
Rear Yard	5'	Yes. All homes would have a minimum rear yard setback of 5'.
Other Development Standards		
Height Requirements	40' max	Yes. No home would exceed 40' in height.
Off Street Parking Requirements	2 Spaces/Dwelling	Each home would include a two- (2) car garage and additional driveway parking.

B. Inclusionary Housing Requirement (Chapter 9.267). The proposed project is subject to the City's Inclusionary Housing Requirement. The code requires seven (7) percent of the units to be rented or sold at an affordable rate. Since 7% of this project is 0.42 of a unit, the requirement is to pay a fractional in-lieu fee. The in-lieu fee is \$2.50 per net square footage of the buildings. The total fractional in-lieu fee ranges from \$19,719 to \$21,987. The project's compliance with the Inclusionary Housing Ordinance is included as a recommended condition of approval.

V. FINDINGS FOR APPROVAL OF TENTATIVE LAND DIVISION MAP.

Per Section 7.15.180 of the Jurupa Valley Municipal Code, “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 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 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; and
- 8) 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.

Tentative Tract Map (TTM) No. 37538 is consistent with all applicable provisions of Title 7 and the Subdivision Map Act for standards and process. Furthermore, the City's 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 residential subdivision as it's surrounded by an existing residential neighborhood. The project would not cause any substantial environmental damage or impacts to wildlife and their habitats with recommended conditions and mitigation measures. The project would not be a danger to the health, safety, and general welfare of the general public. The project would not cause serious public health problems. A Mitigated Negative Declaration has been prepared for the project, pursuant to California Environmental Quality Act (CEQA). None of the findings for the denial of the TTM have been made. It is recommended for approval.

VI. BASIS FOR GRANTING OF A VARIANCE.

Per Section 9.240.270, Variances may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification.

The above-listed findings can be made to support a recommendation for granting a Variance to allow Lots 1 and 2 to have reduced average lot widths of 85 feet instead of the required minimum of 100 feet. The project is irregularly shaped like a trapezoid due to its diagonal eastern frontage along Van Buren Boulevard. This reduces the amount of Light Agriculture (A-1) lots that the project site may be subdivided into without the granting of a Variance for lot widths. Lots 1 and 2, with reduced average lot widths of 85 feet, would still be the required minimum 20,000 square feet in size, and still allow for animal keeping.

NOTICING REQUIREMENTS

Public hearing notices were sent to surrounding property owners within 1,000 feet from the boundaries of the project site. Additionally, legal advertisements were published in the Press Enterprise on Wednesday, February 4, 2024. No public comments were received at the time of this report, and was presented to the Planning Commission at the February 14, 2024 meeting.

Prepared by:



Jesus Huerta
Associate Planner

Submitted by:



Joe Perez
Community Development Director

Reviewed by:

//ss// Maricela Marroquin

Maricela Marroquin

ATTACHMENTS:

1. Resolution No. PC-2024-05
 - a. Exhibit A: Conditions of Approval
 - b. Exhibit B: Mitigated Negative Declaration
2. Plans (Vesting Tentative Tract Map, Architectural Plans, Landscaping and Conceptual Grading Plans)

ATTACHMENT NO. 1

Resolution No. PC-2024-05

RESOLUTION NO. PC-2024-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, APPROVE CHANGE OF ZONE NO. 21007 FROM LIGHT AGRICULTURE A-1-4 (MIN. 4-ACRE LOT PER UNIT) TO LIGHT AGRICULTURE A-1 (MIN. 20,000 S.F. LOT PER UNIT), TENTATIVE TRACT MAP NO. 37538, VARIANCE NO. 22001 FOR SUBDIVISION OF A 4.1-ACRE SITE TO SIX (6) RESIDENTIAL LOTS FOR SINGLE FAMILY HOMES SITE LOCATED AT 9045 56TH STREET – “VIA VERDE ESTATES.” (APNS: 165-040-018, AND -019)

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

Section 1. **Project.** Sun P. Kim (the “Applicant”) has applied for Change of Zone No. 21007, Tentative Tract Map No. 387538, and Variance No. 22001 (collectively, Master Application No. 21215) to permit the subdivision of a 4.1-acre site to six (6) residential lots for single family homes located at 9045 56th Street (APNs: 165-040-018, and -019) (the “Project”).

Section 2. **Change of Zone.**

(a) The Applicant is seeking approval of Change of Zone No. 21007 to rezone approximately 4.1 acres located at 9045 56th Street (APNs: 165-040-18; and -019) from Light Agriculture A-1-4 (min. 4-acre lot per unit) to A-1 Light Agriculture (min. 20,000 s.f. lot per unit) as depicted in Exhibit “A.”

(b) Section 9.285.040.(1) of the Jurupa Valley Municipal Code provides that the Planning Commission shall hold a public hearing on proposed amendments to the City’s Zoning Ordinance that propose to change property from one zone to another, or to impose, remove or modify any of the regulations set forth in Section 9.285.030.

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

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

Section 3. **Tentative Tract Map.**

(a) The Applicant is seeking approval of Tentative Tract Map No. 37538 a Schedule “B” subdivision to subdivide approximately 4.1 acres into six (6) new lots for single-family homes and a private street located at 9045 56th Street (APNs: 163-040-018 and -019.)

(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 “B” maps. Further, Section 7.05.020.(A) of the Jurupa Valley Municipal Code provides that the Planning Commission is authorized to approve, conditionally approve or disapprove all such tentative map land divisions and report the action directly to the City Council and the land divider.

(c) Section 7.15.150. 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. 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 and subject to the provisions of Section 9.05.110.

(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 tentative tract parcel map, a public hearing on the map must be held before the Planning Commission.

(e) 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.

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

- 1) That the proposed land division is not consistent with applicable general and specific plans.
- 2) That the design or improvement of the proposed land division is not consistent with applicable general and specific plans.
- 3) That the site of the proposed land division is not physically suitable for the type of development.
- 4) That the site of the proposed land division is not physically suitable for the proposed density of the development.
- 5) That the design of the proposed land division or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- 6) That the design of the proposed land division or the type of improvements are likely to cause serious public health problems.
- 7) That the design of the proposed land division or the type of improvements will conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. A land division may be approved if it is found that alternate easements for access or for use will be provided and that they will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction.
- 8) Notwithstanding subsection 5) above, a tentative map may be approved if an environmental impact report was prepared with respect to the project and a finding was made, pursuant to the

California Environmental Quality Act (Pub. Resources Code Section 21000 *et seq.*), that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

Section 4. Variance.

(a) The Applicant is seeking approval of Variance No. 22001 to allow Lot 1 and Lot 2 to have a reduced minimum lot width of 85 feet instead of the required minimum lot width of 100 feet.

(b) Section 9.240.270.(A)(1) of the Jurupa Valley Municipal Code provides that variances from the terms of Chapter 9.240 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 chapter deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification.

(c) Section 9.240.270.(A)(2) of the Jurupa Valley Municipal Code provides that a variance shall not be granted for a parcel of property which authorizes a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property, but shall be limited to modifications of property development standards, such as lot size, lot coverage, yards, and parking and landscape requirements.

(d) Section 9.240.270.(C) of the Jurupa Valley Municipal Code states that a public hearing shall be held on all variance applications in accordance with the provisions of Section 9.240.250, and all the procedural requirements and rights of appeal as set forth therein shall govern the hearing. All public hearings on variances which require approval of a permit or land division shall be heard by the hearing body which has jurisdiction of the principal application. All public hearings on variances which do not require approval of a permit or land division shall be heard by the Planning Commission.

(e) Section 9.240.270.(D) of the Jurupa Valley Municipal Code states 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.

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. 21215 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 February 14, 2024, the Planning Commission of the City of Jurupa Valley held a public hearing on MA No. 21215 at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony, the Planning Commission closed the public hearing.

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

Section 6. California Environmental Quality Act Findings and Recommendation for Adoption of Mitigated Negative Declaration. The Planning Commission hereby recommends that the City Council of the City of Jurupa Valley make the following environmental findings and determinations in connection with the approval of the Project:

(a) Pursuant to the California Environmental Quality Act (“CEQA”) (Cal. Pub. Res. Code § 21000 *et seq.*) and the State Guidelines (the “Guidelines”) (14 Cal. Code Regs. § 15000 *et seq.*), City staff prepared an Initial Study of the potential environmental effects of the approval of the Project as described in the

Initial Study. Based upon the findings contained in that Study, City staff determined that, with the incorporation of mitigation measures, there was no substantial evidence that the Project could have a significant effect on the environment and a Mitigated Negative Declaration (“MND”) and Mitigation Monitoring and Reporting Program (“MMRP”) was prepared by the City in full compliance with CEQA.

(b) Thereafter, City staff provided public notice of the public comment period and of the intent to adopt the MND as required by law. The public comment period commenced on September 1, 2023, and expired on September 20, 2023. Copies of the documents have been available for public review and inspection at City Hall, 8930 Limonite Avenue, Jurupa Valley, California 92509. The City did not receive any comments during the public review period.

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

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

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

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

Section 7. **Findings for Recommendation of Approval of Change of Zone.** The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that Change of Zone No. 21007 should be approved because:

(a) The proposed Change of Zone from Light Agriculture A-1-4 (min. 4-acre lot per unit) to A-1 Light Agriculture (min. 20,000 s.f. lot per unit) is consistent with the City’s General Plan because A-1 Light Agriculture zoning is congruous with the underlying General Plan Land Use Designation of Country Neighborhood (LDR) permitting up to two (2) dwelling units per acre.

(b) In addition, the Project site is also in the close proximity of other properties zoned A-1 and Residential Agriculture (R-A) that have similar lot sizes of a minimum 20,000 square feet, and are similar in nature in regards to animal keeping.

Section 8. **Findings for Recommendation of Approval of Tentative Tract Map No. 37538.** 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 Tentative Tract Map No. 37538 should be approved because:

1) The proposed land division will be consistent with all applicable provisions of Title 7 (Subdivisions) of the Jurupa Valley Municipal Code and the Subdivision Map Act for standards and process.

2) The design or improvement of the proposed land division is consistent with the City’s General Plan, including the Equestrian Lifestyle Protection Overlay. The Project is consistent with the Land Use Element of the General Plan including the following polices:

- a) LUE 2.1 Residential Development: The proposed Project is for a residential development on land that has a General Plan Land Use Designation of Country Neighborhood (LDR) which allows up to two (2) dwelling units per acre.
- b) LUE 2.3 Infrastructure: All street improvements, drainage infrastructure, and other utilities are found to be adequate to meet the demands of a proposed residential land use in addition to services and resources required to serve existing residents.
- c) LUE 2.9 Design Compatibility: The proposed Project successfully incorporates American Farmhouse and American Craftsman architectural styles that are compatible with the surrounding areas.
- d) LUE 5.5 Development Review: The proposed Project would accommodate horse keeping and equestrian activities in that residents would be permitted to keep up to two (2) horses, by right, under the proposed Light Agriculture (A-1) zoning.
- e) LUE 5.8 Residential Density: The proposed development would be country neighborhood in nature in that the lots would be a minimum of 20,000 square feet in size, homes would not exceed one story in height, and light agricultural uses would be permitted by right.
- f) LUE 10.9 Promote Unique Community Character: The proposed Project reinforces the agricultural, farm and equestrian community character through its inclusion of high quality American Farmhouse and American Craftsman architecture, decorative street lighting and landscaping, and enhanced entryways.
- g) LUE 5.5 Development Review: New development in the Overlay should accommodate horse keeping, horse facilities and equestrian activities, where feasible and appropriate. Within the support area, equestrian uses, trails, and facilities are encouraged. The Project would accommodate horse keeping and equestrian activities in that residents would be permitted to keep up to two (2) horses, by right, under the proposed Light Agriculture (A-1) zoning.
- h) LUE 5.8 Residential Density: Allow development of Small Farm, Ranch, Rural Neighborhood, and Country Neighborhood Residential uses in the Overlay. Higher density residential development may be allowed if equestrian friendly and if the City Council finds that the project will provide significant overall benefits to equestrian uses and lifestyle. The proposed development would be country neighborhood in nature in that the lots would be a minimum of 20,000 square feet in size, homes would not exceed one story in height, and light agricultural uses would be permitted by right.

3) The site of the proposed land division is physically suitable for the type of development because the City Jurupa Valley's Engineering Department has reviewed the Project for access, circulation, grading, and drainage and has determined that the Project meets all requirements. The Project will be subject to conditions of approval that will require the Project to comply with mandated regulations.

4) The site of the proposed land division is physically suitable for the proposed density because the Light Agricultural zoning designation requires a minimum of 20,000 square foot lots, and the Country Neighborhood land use designation allows for up to two dwelling units per acre, and the Project meets these requirements.

5) The design of the proposed land division or proposed improvement is not likely to cause any substantial environmental damage or impacts to wildlife and their habitats with recommended conditions and mitigation measures as demonstrated by the Mitigated Negative Declaration.

6) The design of the proposed land division of the type of improvement is not likely to cause a danger to the health, safety, and general welfare of the general public because a Mitigated Negative Declaration prepared for the proposed Project determined that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been required.

7) 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 in that a private street will be developed for the access of the public and property owners.

Section 9. **Findings for Recommendation of Approval of Variance No. 22001.** 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 Variance No. 22001 should be approved because:

1) Per Section 9.240.270.(A)(1) of the Jurupa Valley Municipal Code, variances from the terms of this chapter 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 chapter deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. A variance should be granted to allow Lot 1 and Lot 2 to have reduced average lot widths of 85 feet instead of the required minimum of 100 feet, because the proposed Project is irregularly shaped like a trapezoid due to its diagonal eastern frontage along Van Buren Boulevard. Due to the shape of the proposed Project, the amount of A-1 Light Agriculture lots (min. 20,000 s.f. lot per unit) that may be subdivided without granting the proposed variance is reduced. Lot 1 and Lot 2, with a reduced average lot widths of 85 feet, would still be required to maintain a minimum 20,000 square feet in size, and the lot would still allow animal keeping.

Section 10. **Recommendation of Approval of Master Application No. 21215 with Conditions.** Based on the foregoing, the Planning Commission hereby recommends that:

(a) The City Council of the City of Jurupa Valley approve Master Application No. 21215 to permit the subdivision of a 4.1-acre site to six (6) residential lots for single family homes located at 9045 56th Street (APNs: 165-040-18, and -019). Master Application No. 21215 includes the following:

1) Change of Zone No. 21007 to rezone the subject parcels (APNs: 165-040-018, and -019) from Light Agriculture A-1-4 (min. 4-acre lot per unit) to A-1 Light Agriculture (min. 20,000 s.f. lot per unit) as depicted in Exhibit “A.”

2) Tentative Tract Map No. 37538 to subdivide existing 4.1-acre project site into six (6) new lots for single-family homes, and a private street, subject to the conditions of approval attached hereto as Exhibit “C”.

3) Variance No. 22001 to allow Lot 1 and Lot 2 out of the six (6) lots for single-family homes to have a reduced minimum lot width of 85 feet instead of the required minimum lot width of 100 feet.

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

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Jurupa Valley on this 14th day of February, 2024.

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. PC-2024-05 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 14th day of February, 2024, 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

Conditions Of Approval

EXHIBIT A

CONDITIONS OF APPROVAL FOR MA21215 (CZ21007, TTM37538 & VAR22001)

COMMUNITY DEVELOPMENT DEPARTMENT

1. **PROJECT PERMITTED.** Master Application (MA) No. 21215 is for the approval of the following entitlements for a six (6) lot single family subdivision:
 - a. Change of Zone (CZ) No. 21007 is to change the project site's zoning from Light Agriculture – 4-acre minimum (A-1-4) to Light Agriculture (A-1).
 - b. Tentative Tract Map (TTM) No. 37538 is to subdivide a project site of 4.07 acres into six (6) single family residential lots and a private street.
 - c. Variance (VAR) No. 22001 is to allow for Lots 1 & 2 to have a reduced minimum lot width of 85 feet instead of the required minimum lot width of 100 feet.

Project site is located at 9045 56th Street, Jurupa Valley, CA (APNs: 165-040-018 & 165-040-019).

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 Community Development Director or designee.
4. **FEES.** The approval of MA21215 (CZ21007, TTM37538 & VAR22001) shall not become effective until all fees have been paid in full.
5. **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.
6. **APPROVAL PERIOD – TENTATIVE TRACT MAP.** 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 expiration date, the land divider may apply in writing for an extension of time pursuant to Title 7 (Subdivisions). If the tentative map expires before the recordation of the final map, or any phase thereof, no recordation of the final map, or any phase thereof, shall be permitted. The variance conditionally approved in connection with this land division may be used during the same period of time that the land division approval may be used; otherwise the variance shall be null and void.
7. **CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans (listed below) with any changes in accordance to these conditions of approval: Project Plans (Dated: 12/21/2023) are listed below:
 - a. Tentative Tract Map No. 37538 – 1 Sheet
 - b. Architectural, Landscape, Wall & Fence Plans – 26 Sheets
 - c. Conceptual Grading Plan – 1 Sheet
8. **MITIGATION MEASURES.** This project shall be subject to the mitigation measures adopted with the Mitigated Negative Declaration (MND) prepared for the project and included with these conditions of approval.
9. **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 canopy trees shall be maintained 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.
10. **DOWNSPOUTS.** All building drainage shall be interior with no exterior downspouts or gutters.
11. **TREES IN STREETSCAPE.** All trees in the parkway and setback abutting a street shall be a minimum of 36" box in size.
12. **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.

13. OWNERSHIP AND MAINTENANCE OF COMMON AREA. Covenants, Conditions, and Restrictions (CC&Rs) shall be approved by the Community Development Director and City Engineer prior to recordation of the final map or concurrently with the final map recordation, providing for maintenance of the property in perpetuity. Unless deemed unnecessary by the Community Development Director, the CC&Rs shall, at a minimum, include provisions such as the following items:

- a. Formation of a Permanent Organization for the ownership and maintenance of all common areas including, but not limited to, landscaping, parking areas, and circulation systems (areas) in perpetuity.
- b. The CC&Rs shall identify the common areas for ownership and maintenance. The common areas shall include the following applicable items:
 - i. Access and Circulation Areas
 - ii. Drainage Facilities
 - iii. Landscaping and Irrigation
 - iv. On-site Lighting Fixtures
 - v. Walls and Fences
 - vi. Community signage
 - vii. All on-site storm water and water quality management post-construction facilities and features (BMPs) shall require maintenance by the property owner(s). Regulations for operations and maintenance shall be clearly stated in the CC&Rs.
 - viii. A cross-lot drainage easement/agreement shall be required among parcel(s).
 - ix. A reciprocal access easement shall be required among parcel(s).
 - x. Other items the Community Development Director and City Engineer deem appropriate.

14. ALL - ON-SITE LANDSCAPING. Prior to the issuance of the first building permit of the development project, a "Professional Services" (PROS) application shall be approved by the Community Development Director. The PROS application shall include the following items:

- a. Final (construction set) on-site landscape plans;
- b. Completed City Agreement for Landscape improvements
- c. City Faithful Performance Bond for Landscape improvements; performance bond shall be posted at 110% of the total cost approved estimate of landscaping, irrigation, labor, and one-year maintenance. The Community Development Director may consider a cash bond if appropriate, unless deemed unnecessary by the Community Development Director.

Prior to the issuance of the first Certificate of Occupancy for MA21215 (TTM37538, CZ21007 & VAR22001) the following events shall be satisfied in the order it is listed:

- d. Substantial Conformance Letter: The Landscape Architect of Record shall conduct an inspection and submit a letter to the City of Jurupa Valley Planning Division after the landscape architect has deemed the installation is in conformance to the approved plans.
- e. 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. Applicant shall pay any fees associate with the City inspection(s).

15. **GRAFFITI PROTECTION FOR WALLS.** 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 prior to the issuance of any building permit. Graffiti shall be removed from the property within 24 hours
16. **WALL AND FENCE PLAN.** A Wall & Fence plan, including elevations, colors, and materials, shall be approved by the Community Development Director **prior to the issuance of the first building permit** for the residential development.
17. **REMOVAL OF EXISTING BILLBOARDS.** The existing two (2) billboards located on-site along Van Buren Boulevard shall be removed prior to **issuance of the first building permit.**
18. **INCLUSIONARY HOUSING** - The proposed project would be subject to Chapter 9.267 Inclusionary Housing Requirement and Affordable Housing In-Lieu Fee. The set fee **shall be paid to the city prior to the issuance of the first building permit** for the residential development project.
19. **ARCHITECTURE DESIGN APPROVALS. 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 consistent with the approved entitlements MA21215 (CZ21007, TTM37538 & VAR22001):
 - a. Final Site Plan for Dwellings. All dwelling units shall be in compliance with the adopted standards in the
 - b. Front yard typicals and landscape and irrigation plans.
 - c. Wall and fence plan
 - d. Proposed signage (monument signs)
 - e. Architectural Styles
 - f. Residential Home Models and Office (if applicable)
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.** The applicant shall pay any owed MSHCP fees by the required deadline pursuant to Chapter 3.80 of the Municipal Code.
 - c. **Transportation Uniform Mitigation Fee (TUMF) Program. Prior to final occupancy.** The applicant shall show proof of payment of TUMF fees by the required deadline pursuant to Chapter 3.70 of the Municipal Code.

ENGINEERING DEPARTMENT

GENERAL REQUIREMENTS (ENGINEERING)

21. The use hereby conditioned is for Tentative Tract Map No. 37538 (TTM37538), Variance No. 22001 (VAR22001), Change of Zone No. 21007 (CZ21007); being a subdivision of that portion of Lots 132 & 133 of Fairhaven Farms, in Book 6, Page 2 of Maps, Records of Riverside County, California; also identified as Assessor's Parcel Numbers 165-040-018 and 165-040-019; and containing 3.66 gross acres. The following exhibits are hereby referenced: Tentative Tract Map 37538, prepared by Environmental Hightech

Engineering, dated March 2023; and Conceptual Grading Plan, prepared by Pacific Geotech, Inc., dated October 20, 2023.

22. The Tract Map preparation shall comply with the State of California Subdivision Map Act and Title 7 of the City's Municipal Code; as it pertains to subdivision Schedule "B", unless otherwise modified by the conditions listed herein.
23. It is assumed that the tentative tract map is all inclusive of a parcel or parcels of land legally subdivided in compliance with the Subdivision Map Act, and local ordinance.
24. It is assumed that any easements shown on the referenced exhibit(s) 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.
25. All drainage and storm drain improvements shall be designed in accordance with Riverside County Flood Control & Water Conservation District's (RCFC&WCD) standards. Drainage facilities shall be designed to accommodate 100-year storm flows. Facilities outletting sump conditions shall be designed to convey the tributary 100-year storm flows and additional emergency overflow escape shall also be provided. The 10-year storm flow shall be contained within the top of curbs and the 100-year storm flow shall be contained within the street right-of-way. When either of these criteria is exceeded additional drainage facilities shall be installed.
26. Applicant shall provide adequate provisions, by means of a homeowners' association (HOA) or another equivalent responsible mechanism as approved by the City Engineer and City Attorney for the continued and perpetual maintenance of the private street, common areas, and on-site post-construction Best Management Practices (BMPs) to the satisfaction of the City Engineer and City Attorney.
27. Covenants, Conditions and Restrictions (CC&Rs) shall be required and submitted for review and approval of the City Engineer. The CC&Rs shall address all private improvements within common areas; including, but not limited to, operation and maintenance of stormwater and water quality post-construction facilities and features (BMPs), private street infrastructures, streetlights, landscaping and irrigation; and all access easements, private and/or public utility easements as may be relevant to the project.
28. Installation of full trash capture devices per Riverside County Standard No. 313 will be required at all new and existing catch basins within the project site and public right-of-way to the satisfaction of the City Engineer.
29. An encroachment permit is required for all work within the public right-of-way.
30. All landscaping, irrigation and maintenance systems shall comply with the "Comprehensive Landscaping Guidelines & Standards" and Chapter 9.283 of the City's Municipal Code.

PRIOR TO GRADING PERMIT (ENGINEERING)

31. In compliance with Jurupa Valley Municipal Code, Chapter 8.70, no grading permit shall be issued until the Tentative Tract Map (TTM) and all other pertinent Planning permits are approved and are in effect.

- 32.** 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. Prior to issuance of grading permit, grading plans shall be approved by the City Engineer, a site-specific grading agreement shall be signed with the City, and Applicant shall provide financial securities for the grading work, if applicable.
- 33.** The Applicant shall prepare a "rough" grading plan or a combined "rough and precise" grading plan for the project site.
- a.** 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.
 - b.** 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.
 - c.** 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.
 - d.** 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.
 - e.** Applicant shall provide written proof and authorization from easement holders (if any) for work proposed over easements.
- 34.** Prior to approval of the precise grading plan, the Applicant shall prepare a project specific geotechnical report for review and approval of the City Engineer for the project site. All recommendations of the geotechnical report shall be incorporated on the grading plan.
- a.** A project related preliminary geotechnical investigation report was prepared by Pacific Geotech, Inc., dated August 4, 2022. The final geotechnical report shall address comments provided during the entitlement review of the preliminary geotechnical investigation report (reference Interoffice Memorandum dated May 26, 2023).
 - b.** Any on-site and off-site BMPs shall be designed and sized per the findings of the Final Geotechnical Report. Any changes to the proposed BMP sizing, design, and type; and impacts to the referenced exhibit(s), may require additional approvals.
 - i.** Biotreatment and Bioretention BMPs are being proposed to mitigate post-development flows. The referenced preliminary geotechnical report does not provide sufficient data to support the infeasibility of on-site infiltration. If

infiltration is feasible on-site, the Applicant will be required to implement infiltration BMPs.

Changes to the BMPs may require the Applicant to amend or revise the proposed site configuration. Clearance from the Planning Department will be required.

- 35.** Prior to approval of the precise grading plan, the Applicant shall prepare a detailed final hydrology and hydraulics report corresponding with the detailed plans for grading, site development, storm drain improvements, and street improvements for review and approval of the City Engineer.
- a.** Hydromodification and off-site hydrology impacts to Van Buren Boulevard shall be considered.
 - i.** Mitigation measures for hydromodification will be required if post-development flows exceed 110% of the pre-development 2-year, 24-hour peak flow.
 - b.** Conveyance of overflow to Van Buren Boulevard will require the installation of a sump pump system. A back-up pump will be required to ensure the sump pump system remains operable in case of malfunction. Each sump pump shall contain an early warning device which will be activated by the pump's malfunction.
 - i.** The use of the sump pump system for the discharge of water shall be limited to drainage from the LID BMPs.
 - ii.** Applicant shall provide calculations to verify the water velocity at the point of discharge from the sump pump system to the public street. The water velocity shall not exceed the threshold dictated by the City Engineer at time of construction drawing review.
 - iii.** All drainage infrastructure used for the conveyance of the overflow to Van Buren Boulevard shall be located within the private property unless otherwise permitted by the City Engineer.
 - iv.** Maintenance of the sump pump system will be required by the property owner(s).
- 36.** Prior to the approval of the precise grading plan, the Applicant shall prepare, or cause to be prepared, a Final Water Quality Management Plan (F-WQMP) for the project site in conformance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFC&WCD) for the Santa Ana River Watershed for approval of the City Engineer.
- a.** The Bioretention Planter Box located on Lot 6 of the tentative map exhibit shall be included in the F-WQMP feasibility and LID BMP sizing sections.
 - b.** Drainage management areas (DMAs) shall not be permitted to drain to more than one LID BMP.
 - i.** Per the Preliminary WQMP, prepared by Pacific Geotech, Inc. and dated June 19, 2023, DMAs identified for Lot 6 of the tentative map exhibit drain towards a Bioretention Planter Box and a Modular Wetland with underground detention tanks. DMA boundaries shall be revised to comply with condition 2.6.2.

- c. Any on-site and off-site BMPs shall be designed and sized per the findings of the F-WQMP. Any changes to the proposed BMP sizing, design, and type; and impacts to the referenced exhibit(s), may require additional approvals.
 - d. The LID BMPs shown on the referenced exhibit(s) shall be operated and maintained by the property owner(s). The property owner(s) shall enter into a Water Quality Management Plan and Stormwater BMP Operation and Maintenance Agreement with the City. The agreement shall be recorded, and a certified copy shall be provided to the City Engineer.
 - i. Maintenance of the sump pump system shall be included in the above referenced agreement.
- 37. If grading is required off-site, the Applicant shall obtain a written notarized letter of authorization from the property owner(s) to grade as necessary and provide a copy to the Engineering Department. It shall be the sole responsibility of the Applicant to obtain any and all proposed or required easements and/or authorizations necessary to perform the grading shown on the site plan and grading exhibits.
- 38. For disturbance of one or more acres, the Applicant shall provide evidence that it has prepared and submitted to the SWRCB a Storm Water Pollution Prevention Plan (SWPPP). The SWRCB issued WDID number shall be included on the face of the grading plan.
- 39. A hauling permit shall be required for the import/export of material using City streets; the import/export location and the haul route shall be reviewed and approved by the Engineering Department. If the import/export location is outside of City limits, the Applicant shall provide evidence that the jurisdictional agency has provided all necessary approvals for import/export to/from the site.

PRIOR TO TRACT MAP RECORDATION (ENGINEERING)

Final Tract Map

- 40. No Final Tract Map shall be recorded until all other related Planning cases are approved, unless otherwise approved by the City Engineer.
- 41. After approval of the tentative map and prior to the expiration of said map, the Applicant shall cause the real property included within the tentative map exhibit, or any part thereof, to be surveyed; and a Final Tract Map thereof shall be prepared in accordance to the City Engineer's requirements, conditions of tentative map approval, and in accordance with the provisions of the City of Jurupa Valley Municipal Code Chapter 7.20. All processing shall be through the City of Jurupa Valley.
- 42. Prior to Final Tract Map approval, Applicant shall prepare a fully executed Subdivision Improvement Agreement (on City approved format and forms) with accompanying security as required or complete all public improvements. Provide a monument bond (i.e. cash deposit) in an amount determined by the City or as specified in writing by the Applicant's Engineer or Surveyor of Record and approved by the City Engineer.
- 43. Prior to Final Tract Map approval, the existing easement for utilities in favor of Southern California Edison (Instrument No. 71985) shall be terminated. A copy of the recorded quitclaim deed shall be provided to the City.
- 44. A private drainage easement for the storm drain line located within the boundaries of Lot 6 of the tentative map exhibit shall be dedicated on the Final Tract Map.

- 45.** Prior to Final Tract Map approval, the Applicant shall relinquish Abutter's Rights of access along Van Buren Boulevard as shown on the tentative map exhibit and as approved by the City Engineer.

Improvement Plans

- 46.** The Applicant shall provide improvement plans for all on-site and off-site improvements including, but not limited to, street improvements, striping and pavement markings, streetlights, landscape and irrigation system, water system, and sanitary sewer system. All plans shall be prepared in accordance with the Riverside County Transportation Department "Improvement Plan Check Policies and Guidelines" as adopted by the City Engineer. All improvements plans shall be processed through the City for approval of the City Engineer.
- 47.** Van Buren Boulevard along the project frontage is classified as an Expressway in the City's General Plan Mobility Element. The Applicant shall dedicate property to a half-width right-of-way of 81-ft measured from the median centerline to the property line. Required improvements shall include, but not limited to, the following:
- a.** 21-ft westerly parkway improvements shall include landscaping to the satisfaction of the City Engineer.
 - b.** Applicant shall provide stabilized decomposed granite from the edge of the westerly parkway to the existing edge of pavement along Van Buren Boulevard at the City Engineer's discretion.
 - c.** On-street parking shall not be permitted on Van Buren Boulevard.
 - d.** Improvements shall provide appropriate transition to adjacent existing and future infrastructure; design of transition shall be reviewed and approved by the City Engineer.
 - e.** Any damages caused by the construction/installation of improvements shall be replaced or repaired in kind to the satisfaction of the City Engineer.
- 48.** 56th Street along the project frontage is identified as a Collector Street with an ultimate right-of-way width of 74-ft. The Applicant shall dedicate property to a half-width right-of-way of 37-ft from the centerline to the property line. Required half-width improvements shall include, but not limited to, the following:
- a.** 22-ft pavement section (measured from the street centerline to the flowline).
 - b.** 15-ft northerly parkway shall include, but not limited to, 5-ft buffered sidewalk, landscaping, curb and gutter, and streetlights.
 - c.** Half-width pavement widening and any match up of asphalt concrete paving, reconstruction and/or resurfacing of existing pavement as determined by the City Engineer.
 - d.** Existing overhead electrical lines along 56th Street shall be placed underground unless exempt or waived per section 7.50.010 of the City's Municipal Code.
 - i.** Existing overhead electrical lines are located within Union Pacific Railroad (UPRR) right-of-way. If undergrounding is not exempt or waived, Applicant shall be solely responsible to obtain any necessary permit(s) from UPRR to accommodate conditioned improvements.

- ii. It shall be the sole responsibility of the Applicant to remove and/or relocate any utilities to accommodate conditioned improvements.
 - e. The design of the proposed access point along 56th shall have a minimum width of 36-ft and shall be within a minimum and maximum curb radii of 15-ft and 35-ft, respectively.
 - i. Intersection design shall be to the satisfaction of the City Engineer.
 - ii. Applicant shall provide ADA-compliant curb ramps at the northeast and northwest corner of the intersection. Property line corner cut-back dedication for the northeast and northwest corners shall be per Riverside County Standard No. 805.
 - iii. Right-of-way acquisition will be required to accommodate the proposed access point and shall be the sole responsibility of the Applicant.
 - f. Improvements shall provide appropriate transition to adjacent existing and future infrastructure; design of transition shall be reviewed and approved by the City Engineer.
 - g. Improvement plans shall provide all necessary lane reduction transitions westerly of the project site. The lane transition taper length shall be designed per the latest edition of the California Manual on Uniform Traffic Control Devices (CA MUTCD).
 - h. Any damages caused by the construction/installation of improvements shall be replaced or repaired in kind to the satisfaction of the City Engineer.
 - i. City Engineer may consider cash-in-lieu fee for applicable street improvements on 56th Street at time of construction drawing review.
- 49.** The in-tract street for Tentative Tract Map No. 37538 will be retained as a private street. Improvements shall include, but not be limited to:
 - a. Minimum 36-ft pavement section (measured from flowline to flowline).
 - b. Minimum width of the westerly parkway measured from the property line to the flowline shall be 7-ft. Parkway shall include, but not limited to, landscaping, curb and gutter, and streetlights.
 - c. 10-ft easterly parkway shall include, but not limited to, 5-ft sidewalk, landscaping adjacent to curb, curb and gutter, and streetlights.
 - d. Termination of sidewalk along the cul-de-sac shall be to the satisfaction of the City Engineer.
 - e. Applicant shall dedicate public use easements for public utilities and drainage purposes together with the right of ingress and egress for emergency vehicles.
 - f. Interior streetlights shall be per Riverside County Standard No. 1000.
 - g. Cul-de-sac shall be per Riverside County Standard No. 800A.
 - h. Driveway approaches shall be per Riverside County Standard No. 213.
- 50.** Intersection of Van Buren Boulevard (NS) and 56th Street (EW)
 - a. Property line corner cut-back dedication for northwest corner shall be per Riverside County Standard No. 805.

- b. ADA-compliant curb ramp at the northwest corner of the intersection will be required unless cash-in-lieu fee is collected for said improvement.

L&LMD, CFD, and Special Districts

- 51.** The Applicant shall provide plans for landscape and irrigation improvements within the public right-of-way for review and approval of the City Engineer. Plans shall conform to current City of Jurupa Valley standards and Riverside County Lighting and Landscape Maintenance District (L&LMD) standards.
- a. Prior to Final Tract Map recordation, the Applicant shall initiate the proceedings to annex into the Jurupa Valley L&LMD 89-1-C for the operation and maintenance of the following improvements, but not limited to:
 - i. Landscaping and irrigation as applicable;
 - ii. Streetlights as applicable; and
 - iii. Graffiti abatement as applicable.
- 52.** Prior to Final Tract Map recordation, the Applicant shall initiate the process to form a CFD for public safety services. Participation in a CFD is intended to fully mitigate the incremental impact of new development on City public safety costs and maintain such levels of service at the standards established in the City's General Plan.
- 53.** Should this project be within any assessment/benefit district, the Applicant shall make application for and pay any reapportionment of the assessments or pay the unit fees in the assessment/benefit district.

Utilities

- 54.** 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 Tract Map "to be dedicated by separate instrument".
- a. Applicant shall comply with conditions of approval included in the will-serve letter from JCSD dated May 23, 2022.
- 55.** Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with City of Jurupa Valley Municipal Code Title 7. The Applicant is responsible for coordinating the work with the serving utility company. 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.

PRIOR TO ISSUANCE OF BUILDING PERMIT (ENGINEERING)

- 56.** All improvement plans specified in these conditions of approval shall be approved by the City Engineer.
- 57.** If applicable, cash-in-lieu of construction fee for improvements specified in these conditions of approval shall be in the form and amount approved by the City Engineer. A

cost estimate shall be prepared by a licensed engineer and submitted for review and approval of the City Engineer.

58. The Applicant is responsible for completing construction of all post-construction water quality BMP facilities and features. These facilities and features shall be operated and maintained in perpetuity by the property owner(s).
59. All utility extensions within the site shall be placed underground unless otherwise specified or allowed by these conditions of approval.
 - a. 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. The City shall 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.

**PRIOR TO BUILDING PERMIT FINAL INSPECTION/ CERTIFICATE OF OCCUPANCY
(ENGINEERING)**

60. 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, to the satisfaction of the City Engineer.
61. The Applicant is responsible for the completion of all grading within the corresponding parcel for which occupancy is requested.
62. The project geotechnical/soils engineer shall provide a Final Grading Certification, certifying to the completion of the precise grading in conformance with the approved grading plans, the recommendations of the geotechnical/soils report approved for this project and the California Building Code.
63. A licensed surveyor or civil engineer shall certify to the completion of precise grading in conformance with the lines and grades shown on the approved grading plans.
64. The Project Civil Engineer shall provide Record ("As-built") Drawings of grading and all infrastructure improvements.
65. Prior to the first certificate of occupancy, all improvements within the public and private right-of-way shall be completed and accepted by the City.
66. Prior to completion and acceptance of improvements or prior to the final building inspection, whichever occurs first and as determined by the City Engineer, assurance of maintenance is required by completing annexation into Jurupa Valley L&LMD 89-1-C for all applicable improvements specified in these conditions of approval. In case another public agency shall be maintaining the improvements, proof of the annexation and completion of the process shall be required to be submitted to the Engineering Department.
67. Prior to the first certificate of occupancy, Applicant shall complete the formation to Jurupa Valley CFD for public safety services.
68. If applicable, all cash-in-lieu of construction fees shall be paid to the City.
69. Prior to the first certificate of occupancy, Applicant shall ensure that all streetlights within the public right of way, required from this project, are energized.

- 70.** Prior to the occupancy of any building, Applicant shall ensure that all streetlights within 100-ft of any building along the private street, required from this project, are energized.
- 71.** Prior to the first certificate of occupancy, Applicant shall obtain acceptance of applicable improvements by JCSD. Written proof shall be provided to the Engineering Department.
- 72.** Applicant shall comply with the provisions of the City's Ordinance No. 2021-02 (Development Impact Fees, DIF), 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 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: _____

EXHIBIT B

Mitigated Negative Declaration

California Environmental Quality Act (CEQA) Initial Study/Mitigated Negative Declaration Via Verde Estates Residential Project

City of Jurupa Valley Master Application MA 21215

Change of Zone (CZ) No. 21007
Tentative Tract Map (TTM) No. 37538
Variance (VAR) No. 22001



Lead Agency

City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509
Contact: Kumail Raza, Senior Planner
(951) 332-6464 ext. 252
kraza@jurupavalley.org

Applicant:

Sun P. Kim
16448 Norwalk Blvd.
Cerritos, CA 90703
(951) 897-5511

August 28, 2023

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Appendix A	<i>Air Quality CalEEMod Datasheets, December 16, 2022</i>
Appendix B	<i>Habitat Assessment and Western Riverside County MSHCP Consistency Analysis, ELMT Consulting, April 14, 2022.</i>
Appendix C	<i>Phase I Environmental Assessment Report, Robin Environmental Management (REM), April 26, 2022</i>
Appendix D	<i>Preliminary Geotechnical Engineering Investigation, Pacific Geotech, Inc., August 4, 2022.</i>
Appendix E	<i>Hydrology and Hydraulic Study; Pacific Geotech, Inc., August 5, 2022.</i>
Appendix F	<i>Preliminary WQMP; Pacific Geotech, Inc., August 41 2022.</i>
Appendix G	<i>Trip Generation Memo and Queing Analysis, K2 Traffic Engineers, March 14, 2022</i>
Appendix H	<i>Initial Water and Sewer Availability, Jurupa Community Services District, May 23, 2022</i>

1.0-Finding

Based on this initial evaluation:	
I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be recommended for adoption.	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>
I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	<input type="checkbox"/>
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.	<input type="checkbox"/>
I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (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 that are imposed upon the proposed Project, nothing further is required.	<input type="checkbox"/>



Signature

 Joe Perez, Community Development Director

Printed Name/Title

 City of Jurupa Valley

Agency

 August 28, 2023

Date

2.0-Introduction

2.1-Purpose of the Initial Study/Mitigated Negative Declaration

The California Environmental Quality Act (CEQA) requires that for a project that is not exempt from CEQA, that a preliminary analysis of the proposed project be conducted to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report should be prepared for the project. This preliminary analysis is called an “Initial Study”. Based on the Initial Study prepared for this Project, the City of Jurupa Valley Community Development Department is recommending that a Mitigated Negative Declaration be adopted for this Project by the City Council. A Mitigated Negative Declaration is a written statement by the City that the Initial Study 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.

2.2- Environmental Impacts Requiring Mitigation

Table 2.1 identifies the environmental impacts that require mitigation. All other topics either have “No Impact” or a “Less than Significant Impact” as identified throughout this Initial Study.

Table 2.1 Summary of Environmental Impacts Requiring Mitigation

Environmental Topic Section	Description of Impact	Mitigation Measure
4.4 (a) Biological Resources	Grading and Vegetation removal may impact nesting birds protected by the Migratory Bird Treaty Act, Burrowing Owl, Bat population, and Crotch Bumble Bee.	BIO-1: Burrowing Owl Protection. 30-day preconstruction burrowing owl survey is required. BIO-2: Nesting Bird Protection. Vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through October 1), unless a migratory bird nesting survey is completed.
4.5 (b) Cultural Resources	Sub-surface archaeological resources may be encountered during ground disturbance.	CR-1: Archaeological Monitoring required. CR-2: Archaeological Inadvertent Discovery procedure. CR-3: If resource significant, an archaeological treatment plan is required.
4.7 (f) Geology and Soils	Sub-surface archaeological resources may be encountered during ground disturbance.	GEO-1: Paleontological Monitoring. GEO-2: If resource significant, a paleontological treatment plan is required.
4.13 (a) Noise	Construction noise will impact adjacent residences.	NOI-1: Requires construction noise mitigation measure notes be placed on grading plans.

Environmental Topic Section	Description of Impact	Mitigation Measure
4.18 (b) Tribal Cultural Resources	Sub-surface tribal cultural resources may be encountered during ground disturbance.	TCR-1 through TCR-3 requires monitoring during ground disturbance and treatment plan if significant resources are found.
4.19 (a) Utilities and Service Systems	Undergrounding of utilities and service systems may impact Biological, Cultural, Paleontological, Tribal Cultural Resources, and generate excessive noise.	Mitigation Measures BIO-1, BIO-2, BIO-3, BIO-4, CR-1, CR-2, GEO-1, GEO-2, NOI-1, TCR 1 through TCR-3 are required.

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

2.3 -Public Review of the Document

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

- 1) Direct mailing (or emailed) to owners or occupants of contiguous property and 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.

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

Comments are to be submitted to:

City of Jurupa Valley
 8930 Limonite Avenue
 Jurupa Valley, CA 92509
 Contact: Kumail Raza, Senior Planner
 (951) 332-6464 ext. 252
kraza@jurupavalley.org

3.0-Project Description/Environmental Setting

3.1 -Project Location

The Project site is located on approximately 4.07 acres at 9045 56th Street, west of Van Buren Boulevard and east of Felspar Street. The Project site is identified by the following Assessor Parcel Numbers (APN): 165-040-018 and 019. (See Figure 3.1- *Vicinity Location Map*, Figure 3.2- *Aerial Photo*, and Figure 3.3 – *Conceptural Site Plan*).

3.2 -Project Description

The Project proposes a Change of Zone (CZ) from A-1-4 (Light Agriculture – 4 acre minimum) to A-1 (Light Agriculture), a Tentative Tract Map (TTM) for a six (6) lot residential subdivision, and Variance (VAR) for lot widths on the approximately 4.07 acre site.

3.3 -Proposed Improvements

Street Improvements and Access

56th Street Improvements:

56th Street is classified as a collector road with an ultimate right-of-way width of 74-ft. Dedication along the project frontage to meet the ultimate half width will be required. (12-ft dedication)

- a) Section shall include 40-foot paved section.
- b) Parkway shall be 17 feet. Parkway improvements will be required; including but are not limited to, curb & gutter, sidewalk, drive approaches, and landscaping.
- c) Half-width pavement rehabilitation along the project's frontage. Scope to be determined and approved by the City Engineer.

Van Buren Boulevard Improvements:

Van Buren Boulevard is identified as an Expressway per the City's General Plan. Ultimate right-of-way width as identified in the General Plan (220-ft) will not be feasible because of the Union Pacific Railroad right-of-way to the east of the site. Improvements to include, but not limited to, the following:

- a) A modified section to provide 81-feet of right-of-way width from the median centerline to the property line, will be required.
- b) Street improvements shall include parkway improvements to provide a 6-foot sidewalk at ultimate location, and landscaped parkway improvements. Project applicant is responsible for the road widening improvements along with project frontage. (Review of preliminary design shall determine if in-lieu fee for the construction of improvements will be required instead).
- c) If feasible, applicant will be required to provide multi-use path (Class 1 bike) on Van Buren Boulevard; as identified on the City's Circulation Master Plan for Bicyclists & Pedestrians.

- d) Improvements shall transition and tie into existing improvements.
- e) Abutter access rights restriction will be required along Van Buren Boulevard.

Internal Streets

Proposed internal streets will be private roads. Dedication at entrance to accommodate public improvements will be required (i.e., curb ramps).

Water and Sewer Improvements

Water Service

The Project will connect to the existing 12-inch diameter waterline in 56th Street.

Sewer Service

The Project will connect to the existing 8-inch diameter sewer line in 56th Street.

Storm Drainage Improvements

In the proposed condition, the proposed drainage pattern will mimic the existing patterns, directing runoff to the northwesterly boundary of the site. There are six (6) drainage areas for the Project site and storm water runoff will sheet across proposed landscape and AC pavement to be intercepted by a proposed concrete gutters throughout the drainage areas. The gutters conveys flows northwesterly to a proposed catchbasin consisting of five (5) underground tanks to detain 16,700 cubic feet. Overflows of the underground system will be conveyed by a 24-inch storm drain to discharge to Van Buren Boulevard.

3.4- Construction and Operational Characteristics

Construction

Construction of the Project is expected to take approximately 11 months.¹ The natural topography of the Project site is generally flat and the site slopes marginally from south to north and ranges in elevation from roughly 704 to 711 feet.² Estimated earthwork consists of overexcavation and recompaction of the upper 2-feet of the proposed building pads for all footings to be founded on like materials. Heavy equipment used for grading is estimated to require 1 grader, 1 rubber tired dozer, and 2 tractors/loaders/backhoes. Heavy equipment used for building construction is estimated to require 1 crane, 1 forklift, 1 tractors/loaders/backhoes, 1 generator set, and 3 welders.

During all phases of construction, all construction equipment and materials storage would occur within the Project site. No off-site staging area for trucks or equipment would be required during construction activities. To avoid or minimize temporary construction-related traffic impacts throughout site preparation and construction activities, the Project Applicant would be required to prepare and implement a City-approved construction traffic management plan.

¹ Air Quality Assessment, CalEEMod Datasheets Construction Detail. Appendix A.

² Habitat Assessment, Appendix B

Operations

Typical operations include vehicle trips from residents, visitors, service and delivery vehicles, and the operation of lawnmowers, leaf blowers, and maintenance equipment associated with single-family residential neighborhoods.

Figure 3.1- Vicinity Location Map



Figure 3.2 -Aerial Photo

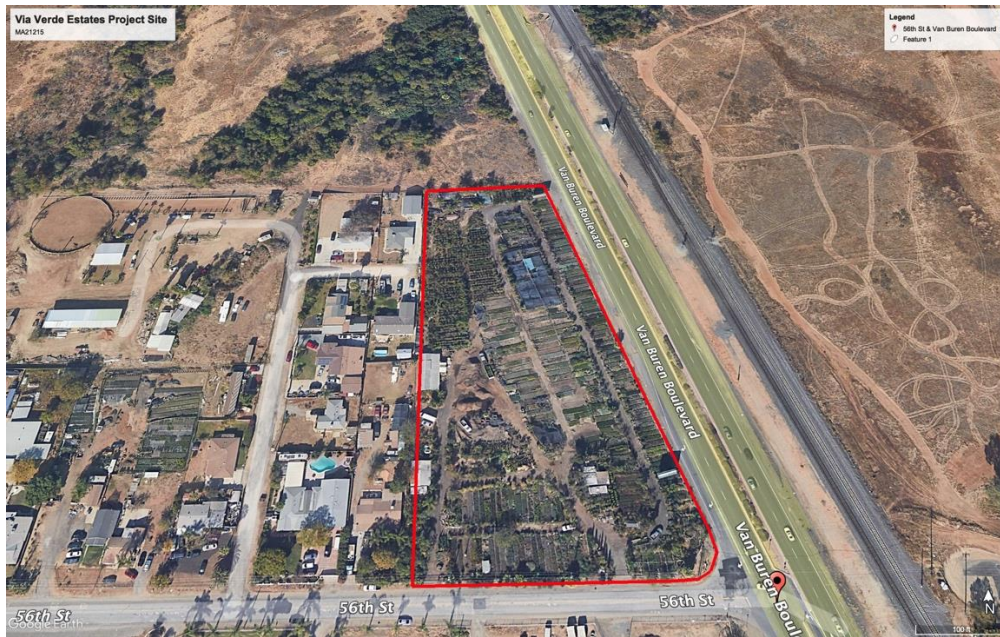


Figure 3.3- Conceptual Site Plan



3.5-Environmental Setting

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as “...the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced...” (CEQA Guidelines §15125[a]). Because a Notice of Preparation was not required, the environmental setting for the Project is **August 11, 2021**, which is the date that the Project’s environmental analysis commenced.

The Project site is occupied by a plant nursery on the east side of Van Buren Boulevard which is a paved 4-lane roadway with right hand southbound turn lane to 56th Street adjacent to the western boundary of the site. The Project site’s southern boundary is 56th Street a paved 2 lane roadway.

Project site elevations on the site range from approximately 704 to 711 feet above mean sea level (MSL) sloping marginally from the south portion of the site to the north. This represents an elevational change across the site of 7± feet. The site contains no native vegetation communities, as a result of decades of site disturbance. Previous and current anthropogenic activities and invasion of nonnative plant species have contributed to the disturbed condition of many vegetation communities within the site.³

Onsite and adjacent land uses, General Plan land use designations, and zoning classifications are shown in Table 3.1.

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

Location	Current Land Use	General Plan Land Use Designation	Zoning
Site	Plant Nursery	LDR (Country Neighborhood)	A-1-4 (Light Agriculture, 4 -acre minimum lots)
North	Vacant Land	LDR (Country Neighborhood)	A-1-4 (Light Agriculture, 4 -acre minimum lots)
South	Plant Nursery, Landscape Business, Residential	LDR (Country Neighborhood)	R-A (Residential Agriculture)
East	Van Buren Blvd and Vacant Land	LDR (Country Neighborhood)	R-A-20000 (Residential Agriculture, 20000 Minimum Lots)
West	Single-family detached residences	LDR (Country Neighborhood)	A-1-4 (Light Agriculture, 4 -acre minimum lots)

Source: Field inspection, City of Jurupa Valley-General Plan Land Use Map August 2020, Google Earth Pro.

³ Biological Resources Habitat Assessment (Appendix B).

4.0-Environmental Analysis

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

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

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

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

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

4.1 Aesthetics

Threshold 4.1 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Have a substantial adverse effect on a scenic vista?			✓	

Impact Analysis

Plans, Policies, and Programs

PPP 4.1-1 As required by Jurupa Valley Municipal Code section 9.175.030, development standards for A-1 Zone (Light Agriculture) that includes, but is not limited to, development standards for lot size, setbacks, building heights, screening, and automobile storage.

PPP 4.1-2 As required by Jurupa Valley Municipal Code section 7.50.010, all utilities serving and within the Project site shall be placed underground unless exempted by this section.

The 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." Specifically, the City identifies publicly accessible vantage points of the Santa Ana River, Jurupa Mountains, and the Pedley Hills as scenic vistas⁴.

From the Project site, the Santa Ana River is located approximately 1.30 miles south, the Jurupa Mountains are located approximately 2.19 miles north, and the Pedley Hills which are located approximately 0.9 miles east.

The Project site provides limited views of the Jurupa Mountains and Pedley Hills in the distant horizon. **PPP 4.1-1** and **4.2-2** above will limit building height and provide building setbacks between structures that would serve to limit blocking the existing views. Views of the Santa Ana River are not available because of intervening development, and topography. Based on the preceding analysis, public views of a scenic vista would not be significantly or permanently blocked with implementation of the Project.

⁴ General Plan pps. 1-17 to 1-19.

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

Impact Analysis

According to the California Department of Transportation, the Project site is not located along a State scenic highway⁵. Additionally, no trees, rock outcroppings, historic buildings or other kinds of scenic resources of significant value are located on the Project site. As such, there is no impact. In addition, according to the General Plan, the Project site is not located within or adjacent to a scenic corridor or roadway⁶.

Threshold 4.1 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
If located in an Urbanized Area, conflict with applicable zoning and other regulations governing scenic quality?			✓	

Impact Analysis

According to Census 2010, the Project site is in the Riverside-San Bernardino, CA Urbanized Area⁷. As such, the Project is subject to the City's applicable regulations governing scenic quality.

Plans, Policies, and Programs

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

PPP 4.1-1 and PPP 4.1-2 shall apply.

The Community Development Department has reviewed the Project Site and Development Plans submitted by the Applicant and determined that all applicable design and development standards have been met.

⁵California Department of Transportation, State Scenic Highway Program, <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>, accessed January 17, 2023.

⁶City of Jurupa Valley, *General Plan Conservation and Open Space Element, Figure 4-23: Jurupa Valley scenic corridors and roadways*

⁷ United States Census Bureau, 2010 Census Urban Area Reference Maps, <https://www.census.gov/geographies/reference-maps/2010/geo/2010-census-urban-areas.html>, accessed January 17, 2023.

With implementation of **PPP 4.1-1 and 4.1-2** the Project would not conflict with applicable zoning and other regulations governing scenic quality.

Threshold 4.1 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			✓	

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

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

Outdoor Lighting and Glare

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

Building Material Glare

The primary exterior of the future structures will be typical of multi-family housing and consist of non-reflective materials including stucco exterior and decorative tile shingles roofing material. Therefore, potential glare from the proposed Project is considered to be less than significant.

4.2 Agriculture Resources

Note: Because there are no forestry resources located in the City of Jurupa, the topic of Forestry Resources is not addressed.

Threshold 4.2 (a) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓

Impact Analysis

The Project site is designated as “Area Not Mapped” with properties adjacent to the west designated as “Urban and Built-Up Land” by the State Department of Conservation⁸. 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. In addition, no properties abutting the Project site are classified as Farmland. The City of Jurupa Valley’s General Plan considers agricultural land to be an appropriate use of land until such time as a property owner considers farming to be no longer economically viable which is why the General Plan designates agricultural land for eventual suburban and urban uses. Therefore, the proposed Project would not result in the conversion of any Farmland to non-agricultural use. Therefore, there are no impacts.

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

Impact Analysis

Agricultural Zoning

The current zoning classification for the site is A-1-4 (Light Agriculture, 4 acre minimum) and classified as LDR (Country Neighborhood) in the General Plan Land Use Element, which is

⁸California Department of Conservation, Farmland Mapping and Monitoring Program, <https://databasin.org/datasets/b83ea1952fea44ac9fc62c60dd57fe48>, accessed February 3, 2023.

intended for single-family detached residences on ½ to 1 acre parcels that allow for limited agriculture, intensive equestrian, and animal keeping uses. The site is currently being used for a plant nursery, a permitted use in the A-1-4 Zone. The Project is proposing a change of zone to A-1 (Light Agriculture, 20,000 SF minimum). The A-1 Zone is intended to allow development of single-family residences and light agriculture uses as permitted by City Municipal Code 9.175.020 and will remain being considered an agriculture zone. Therefore, the Project would not conflict with existing zoning for agricultural use.

Williamson Act

A Williamson Act Contract enables private landowners to voluntarily enter contracts with local governments for the purpose of establishing agricultural preserves. According to the County of Riverside, the site is not within an agricultural preserve, but is listed as Farmland of Local Importance.⁹ Existing surrounding area to the west and south are listed as Urban and Built-up Land and Other Land. Land uses include vacant land to the north and east beyond Van Buren Boulevard, Single-family residential to the west, 56th Street with landscaping, plant nurseries, and residential to the south. The Project site is being used for a plant nursery and is not being used as farmland, implementation of the proposed Project will not 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. The Project therefore will have no impacts on existing zoning for agricultural use, or a Williamson Act contract.

Threshold 4.2 (c) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓

Impact Analysis

The Project site is located in an area largely characterized by a mix of residential and light agricultural uses (plant nurseries and landscaping business). There is no land being used primarily for farmland purposes in the vicinity of the site; therefore, development of the site would not convert existing farmland to non-agricultural uses.

⁹ California Department of Conservation Riverside County Important Farmland Data Availability, Important Farmland Maps Riverside West 2018, <https://www.conservation.ca.gov/dlrp/fmmp/Pages/Riverside.aspx>, accessed February 15, 2023.

4.3 Air Quality

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

Air Quality CalEEMod Datasheets, dated: December 16, 2022 and is included as Appendix A.

Background

Air Pollutants

Air Pollutants are the amounts of foreign and/or natural substances occurring in the atmosphere that may result in adverse effects to humans, animals, vegetation and/or materials. The Air Pollutants regulated by the SCAQMD are described below.¹⁰

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

Nitrogen Dioxide (NO_x). Nitrogen dioxide (NO₂) is a byproduct of fuel combustion. The principal form of nitrogen oxide produced by combustion is nitric oxide (NO), but NO reacts quickly to form NO₂, creating the mixture of NO and NO₂ commonly called NO_x.

Particulate Matter (PM_{2.5} and PM₁₀): One type of particulate matter is the soot seen in vehicle exhaust. Fine particles — less than one-tenth the diameter of a human hair — pose a serious threat to human health, as they can penetrate deep into the lungs. PM can be a primary pollutant or a secondary pollutant from hydrocarbons, nitrogen oxides, and sulfur dioxides. Diesel exhaust is a major contributor to PM pollution.

Sulfur Dioxide (SO₂). A strong smelling, colorless gas that is formed by the combustion of fossil fuels. Power plants, which may use coal or oil high in sulfur content, can be major sources of SO₂.

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

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

Federal and State Air Quality Standards

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

South Coast Air Quality Management District Standards

South Coast AQMD was created by the state legislature to facilitate compliance with the federal Clean Air Act and to implement the state air quality program. Toward that end, South Coast AQMD develops regulations designed to achieve these public health standards by reducing emissions from business and industry. The City of Jurupa Valley is located within the South Coast

¹⁰ <http://www.aqmd.gov/home/air-quality>

Air Basin which is under the jurisdiction of the South Coast AQMD. Table 4.3-1 describes the regional significance thresholds established by the South Coast AQMD to meet national and state air quality standards.

Table 4.3-1: South Coast Air Quality Management District Regional Significance Thresholds

Pollutant	Emissions (Construction) (pounds/day)	Emissions (Operational) (pounds/day)
NO _x	100	55
VOC	75	55
PM ₁₀	150	150
PM _{2.5}	55	55
SO _x	150	150
CO	550	550

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

Attainment Designation

An “attainment” designation for an area signifies that criteria pollutant concentrations did not exceed the established standard. In contrast to attainment, a “nonattainment” designation indicates that a criteria pollutant concentration has exceeded the established standard. Table 4.3-2 shows the attainment status of criteria pollutants in the South Coast Air Basin (SCAB).

Table 4.3-2- 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	Attainment
Fine Particulate Matter (PM _{2.5})	Nonattainment	Nonattainment
Carbon Monoxide (CO)	Attainment	Unclassified/Attainment
Nitrogen Dioxide (NO _x)	Attainment	Unclassified/Attainment
Sulfur Dioxide (SO ₂)	Unclassified/Attainment	Unclassified/Attainment
Lead	Attainment	Attainment

Source: California Air Resources Board, 2015.

Threshold 4.3 (a). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with or obstruct implementation of the applicable air quality plan?			✓	

Impact Analysis

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 *2022 Air Quality Management Plan*¹¹ and it is applicable to the City of Jurupa Valley. The purpose of the plan is to achieve and maintain both the national and state ambient air quality standards described above.

Consistency with 2022 AQMP

The 2022 AQMP was prepared by SCAQMD and adopted on December 2, 2022. The 2022 AQMP builds upon measures already in place from previous AQMPs and includes a variety of additional proposed strategies such as regulation, accelerated deployment of available cleaner technologies (e.g., zero emission technologies, when cost-effective and feasible, and low NO_x technologies in other applications), best management practices, co-benefits from existing programs (e.g., climate and energy efficiency), incentives, and other CAA measures to achieve the 2015 8-hour ozone standard, which is the most stringent standard to date.

The SCAG region is diverse and large, and the types and classifications of land use used by one jurisdiction often differ from those used by another. The result is that there are many different land use types and classifications that SCAG must organize for its own analyses.

Given the number of square miles the SCAG region encompasses, SCAG developed a simplified series of Land Development Categories (LDCs) to represent the dominant themes taken from the region's many General Plans. This was developed in order to facilitate regional modeling of land use information from nearly 200 distinct jurisdictions. The LDCs employed in the RTP/SCS are not intended to represent detailed land use policies, but are used to describe the general conditions likely to occur within a specific area if recently emerging trends, such as transit-oriented development, were to continue in concert with the implementation of the 2016 RTP/SCS.

SCAG then classified the Place Types into three LDCs. The agency used these categories to describe the general conditions that exist and/or are likely to exist within a specific area. They reflect the varied conditions of buildings and roadways, transportation options, and the mix of housing and employment throughout the region. The three LDCs that SCAG used are:

¹¹ <http://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan>

1. Urban: These areas are often found within and directly adjacent to moderate and high-density urban centers. Nearly all urban growth in these areas would be considered infill or redevelopment. The majority of housing is multifamily and attached single-family (townhome), which tend to consume less water and energy than the larger types found in greater proportion in less urban locations. These areas are supported by high levels of regional and local transit service. They have well-connected street networks, and the mix and intensity of uses result in a highly walkable environment. These areas offer enhanced access and connectivity for people who choose not to drive or do not have access to a vehicle.

2. Compact: These areas are less dense than those in the Urban LDC, but they are highly walkable with a rich mix of retail, commercial, residential and civic uses. These areas are most likely to occur as new growth on the urban edge, or as large-scale redevelopment. They have a rich mix of housing, from multifamily and attached single-family (townhome) to small- and medium lot single-family homes. These areas are well served by regional and local transit service, but they may not benefit from as much service as urban growth areas and are less likely to occur around major multimodal hubs. Streets in these areas are well connected and walkable, and destinations such as schools, shopping and entertainment areas can typically be reached by walking, biking, taking transit, or with a short auto trip.

3. Standard: These areas comprise the majority of separate-use, auto-oriented developments that have characterized the American suburban landscape for decades. Densities in these areas tend to be lower than those in the Compact LDC, and they are generally not highly mixed. Medium- and larger-lot single-family homes comprise the majority of this development form. Standard areas are not typically well served by regional transit service, and most trips are made by automobile.

According to Exhibit 29, *Forecasted Regional Development Types by Land Development Categories (2012)-Western Riverside County*, the City of Jurupa Valley is classified as being within the Standard LDC.¹²

The zone change does not result in the site being considered as being in the Urban or Compact LDC for purposes of growth projections used for modeling air quality emission assumptions in the 2022 AQMP. As such, the Project is consistent with the growth projections in City of Jurupa Valley General Plan and is considered to be consistent with the 2022 AQMP.

Buildout of the Project is consistent with the Standard LDC and would not be greater than assumed by SCAG's regional forecast projections and also the AQMP growth projections. In order to exceed the growth assumptions, the Project would have to increase the intensity of development to the degree it would result in the entire city to be reclassified to the Urban or Compact LDC. As detailed in Section 5.13, *Population and Housing*, the development of up to 6 dwelling units would increase the City's population by approximately 22 persons assuming all residents came from outside the City (3.72 persons/du with 6 units). An increase of 22 in relation to the current population of 104,828 represents an increase of 0.02 % and would not induce substantial population growth. As such, the zone change does not result in the site being

¹² https://planning.lacity.org/odocument/2a7e374a-5c53-4db8-8ea1-a75f12a73b31/Appendix_L_SCAGs_2016-2040_RTP_SCS_Background_Documentation.pdf

considered as being in the Urban or Compact LDC for purposes of growth projections used for modeling air quality emission assumptions in the 2022 AQMP. As such, the Project is consistent with the growth projections in City of Jurupa Valley General Plan and is considered to be consistent with the 2022 AQMP.

Threshold 4.3 (b). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			✓	

Regional Air Quality Impacts

Plans, Policies, or Programs (PPP) - Construction Related Impacts

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

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

Impact Analysis

The Project has the potential to generate pollutant concentrations during both construction activities and long-term operation. Both construction and operational emissions for the Project were estimated by using the California Emissions Estimator Model (CalEEMod) which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model can be used for a variety of situations where an air quality analysis is necessary or desirable such as California Environmental Quality Act (CEQA) documents and is authorized for use by the South Coast Air Quality Management District.

Construction activities associated with the Project will result in emissions of VOCs, NO_x, SO_x, CO, PM₁₀, and PM_{2.5}. Construction related emissions are expected from the following construction activities:

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

Construction is expected to last approximately 11 months. Table 4.3-3 summarizes the construction emissions considering the application of **PPP 4.3-1** through **4.3-4**.

Table 4.3-3: Summary of Peak Construction Emissions

Year	Emissions (lbs/day)					
	VOC/ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Year 1	1.66	17.01	12.82	0.02	7.94	4.14
Year 2	6.95	11.75	12.69	0.02	0.54	0.50
Maximum Daily Emissions	6.95	17.01	12.82	0.02	7.94	4.14
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Source: CalEEMod Datasheets (Appendix A).

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

Long-Term Regional Operation Related Impacts

Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions. Operational emissions will result from automobile, truck, and other vehicle sources associated with daily trips to and from the Project site. Area source emissions are

the combination of many small emission sources that include use of outdoor landscape maintenance equipment, use of consumer products such as cleaning products, and periodic repainting of the proposed commercial facility. Energy demand emissions result from use of electricity and natural gas. The results of the CalEEMod model for operation of the Project site are summarized in Table 4.3-4.

Table 4.3-4: Summary of Peak Operational Emissions

Source	Emissions (lbs/day)					
	VOC/ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	1.82	0.13	3.55	<0.01	0.46	0.46
Energy Source	<0.01	0.04	0.02	<0.01	<0.01	<0.01
Mobile Source	0.17	0.18	1.71	<0.01	0.41	0.11
Total Maximum Daily Emissions	1.99	0.35	5.28	0.01	0.88	0.58
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Source: Air Quality Assessment, (Appendix A).

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

Threshold 4.3 (c). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Expose sensitive receptors to substantial pollutant concentrations?			✓	

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

Localized Air Quality Impacts

The South Coast Air Quality Management District has established Localized Significance Thresholds (LST) which are used to determine whether or not a project may generate significant adverse localized air quality impacts for both construction and on-site operations. For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as residence, hospital, convalescent facility where it is possible that an individual could remain for 24 hours. If the calculated emissions for the proposed construction or operational activities

are below the LST emission thresholds then the proposed construction or operation activity is not significant for air quality. For purposes of this analysis, the nearest offsite sensitive receptors are a senior living facility located north and single-family homes on the east side of the area of the project site that will be disturbed during construction or subsequent occupation.

Table 4.3-5 identifies the maximum daily localized emissions thresholds that are applicable to the Project.

Table 4.3-5 Maximum Daily Localized Emissions Thresholds

Pollutant	Construction	Operations
Localized Thresholds (pounds per day)		
NO _x	270	270
CO	1,577	1,577
PM ₁₀	13	4
PM _{2.5}	8	2

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

Localized Construction Emissions

Construction is expected to last approximately 226 days (11 months). Table 4.3-6 summarizes the localized construction emissions considering the application of **PPP 4.3-1 through 4.3-4**. As shown in Table 4.3-6, localized construction emissions would not exceed the applicable SCAQMD LSTs for emissions for construction activities.

Table 4.3-6: Summary of Localized Significance Construction Emissions

Construction Emissions	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	6.95	12.82	7.94	4.14
SCAQMD Localized Threshold	270	1,577	13	8
Threshold Exceeded?	NO	NO	NO	NO

Source: CalEEMod Datasheets, (Appendix A).

Localized On-Site Operational Emissions

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

Table 4.3-7: Summary of Localized Significance Operational Emissions

Operational Activity	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	1.82	3.57	0.46	0.46
SCAQMD Localized Threshold	270	1,577	4	2
Threshold Exceeded?	NO	NO	NO	NO

Source: CalEEMod Datasheets, (Appendix A).

CO Hot Spot Analysis

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

Threshold 4.3 (d). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

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

PPP 4.1-5 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 "Nuisance." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.

Impact Analysis

According to the South Coast Air Quality Management District *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project does not propose any of the above-described uses.

Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's long-term operational uses.

The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

4.4 Biological Resources

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

Habitat Assessment and Western Riverside County MSHCP Consistency Analysis, ELMT Consulting, April 14, 2022 and is included as Appendix B.

Threshold 4.4 (a) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		✓		

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

Existing Conditions

The topography of the Project site is generally flat with an elevation of approximately 704 to 711 feet above mean sea level (MSL) sloping marginally from south to north. Land use in the surrounding area varies between commercial, single family residential, and vacant land. The site contains no native vegetation communities within the Project site and is characterized by disturbed/developed land as the result of historical agricultural and anthropogenic disturbances. The site is currently used as a horticultural, common plant species not involved in nursery operations that were observed on-site include cheeseweed (*Malva parviflora*), tumbling pigweed

(Amaranthus albus), tocalote (Centaurea melitensis), prickly lettuce (Lactuca serriola), lambs quarters (Chenopodium album), nettle leaf goosefoot (Chenopodium murale), fiddleneck (Amsinckia sp.), rocket (Sisymbrium irio), and Mexican fan palm (Washingtonia robusta). Developed land includes living quarters for nursery workers and hot houses.

The Project Site is located within the Multiple Species Habitat Conservation Plan (MSHCP) San Jacinto Valley Area Plan. The site is not located within a MSHCP Core, Criteria Cell, Subunit, or Linkage. The project site is located within the MSHCP Narrow Endemic Plant and Burrowing Owl Survey Areas.

Sensitive Plant Communities/Species

The Project Site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and is located in the Burrowing Owl Survey Area and Narrow Endemic Plant Species Survey Area (NEPSSA). The Project site does not occur within a Criteria Cell and/or Cell Group, Core and/or Linkage Area, Criteria Area Plant Species Survey Area (CAPSSA), Mammal Survey Area, Invertebrate/Delhi Sands Flower-Loving Fly Survey Area, or Amphibian Survey Area.

Narrow Endemic Plants

The Project site is in the MSHCP designated Narrow Endemic Plant Species Survey Area (NEPSSA) for San Diego ambrosia, Brand's phacelia, and San Miguel savory. The *Habitat Assessment* determined that no habitat for these or any other special status plant of the area is present and as such no additional plant surveys were required.

Sensitive Wildlife Species

Habitat for the Burrowing Owl (Athene cunicularia), which is classified as a Species of Special Concern by the California Department of Fish and Wildlife (CDFW), was observed on the Project site during the field survey. No burrowing owls were detected during the habitat assessment; however, a pre-construction Burrowing Owl Survey will be required as indicated in **Mitigation Measure (MM) BIO-1**.

Vegetation within and surrounding the project site has the potential to provide refuge cover from predators perching sites and favorable conditions for avian nesting that could be impacted by construction activities associated with the project. Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.3, 3511, and 3513 of the California Fish and Game Code prohibit the take, possession, or destruction of birds, their nests, or eggs). In order to protect migratory bird species, a nesting bird clearance survey is required to be conducted prior to any ground disturbance or vegetation removal activities that may disrupt the birds or nest. **Mitigation Measure (MM) BIO-2** is required.

No other habitat supporting species that are classified as candidate, sensitive, or special status species was present on the Project site area proposed for disturbance and development.

Mitigation Measures

The following measure is required to be performed prior to clearing and grubbing within the Project site (Impact Site) to avoid impacts to burrowing owl:

MM-BIO-1: Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection.

To avoid project-related impacts to burrowing owls potentially occurring on or in the vicinity of the project site, a pre- construction presence/absence survey for burrowing owl within the Impact Site (and 500- foot survey buffer) where suitable habitat is present in accordance with the March 2006 Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area shall be conducted by a qualified biologist within 30 days prior to the commencement of ground disturbing activities including vegetation clearing, grubbing, tree removal, or site watering. In addition, a preconstruction survey for burrowing owl shall be conducted within 3 days prior to initiation of Project activities and reported to CDFW. Additionally, if ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey shall again be necessary to minimize the possibility burrowing owl have not colonized the site since it was last disturbed. If burrowing owls are found, the same coordination described above shall be necessary.

If no burrowing owls are observed during the survey, site preparation and construction activities may begin. If burrowing owl are present, If active burrowing owl burrows are detected during the breeding season within the survey area, then avoidance or minimization measures shall be undertaken in consultation with the City of Jurupa Valley, California Department of Fish and Wildlife (CDFW) and US Fish and Wildlife Service (USFWS). CDFW shall be sent written notification within 48 hours of detection of burrowing owls. If active nests are identified on an implementing project site during the pre-construction survey, the Project applicant shall not commence activities until no sign is present that the burrows are being used by adult or juvenile owls or following CDFW approval of a Burrowing Owl Plan as described below. If owl presence is difficult to determine, a qualified biologist shall monitor the burrows with motion-activated trail cameras for at least 24 hours to evaluate burrow occupancy. The onsite qualified biologist will verify the nesting effort has finished according to methods identified in the Burrowing Owl Plan.

The qualified biologist and Project Applicant shall coordinate with the City, CDFW, and USFWS to develop a Burrowing Owl Plan to be approved by the City, CDFW, and USFWS prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, relocation, monitoring, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls or information on the adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The City will implement the Burrowing Owl Plan following CDFW and USFWS review and approval.

If active burrowing owl burrows are detected outside the breeding season or during the breeding season and its determined nesting activities have not begun (or are complete), then passive

and/or active relocation may be approved following consultation with the City of Jurupa Valley and CDFW. within Impact Site(s) during Project implementation and construction, the Project applicant shall notify CDFW immediately in writing within 48 hours of detection. A Burrowing Owl Plan will be submitted to CDFW for review and approval within two weeks of detection and no Project activity will continue within 1000 feet of the burrowing owls until CDFW approves the Burrowing Owl Plan. The City shall be responsible for implementing appropriate avoidance and mitigation measures, including burrow avoidance, passive or active relocation, or other appropriate mitigation measures as identified in the Burrowing Owl Plan.

A final report shall be prepared by a qualified biologist documenting the results of the burrowing owl surveys and detailing avoidance, minimization, and mitigation measures. The final report will be submitted to the City and CDFW within 30 days of completion of the survey and burrowing monitoring for mitigation monitoring compliance record keeping.

MM- BIO-2: Migratory / Nesting Bird Survey and Protection:

To maintain compliance with the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513, site preparation activities (such as ground disturbance, construction activities, and/or removal of trees and vegetation) should be conducted, to the greatest extent possible, outside of the nesting season. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including disking, vegetation grubbing, and grading.

The survey area will include the project impact footprint and a 500-foot buffer where legal access is granted around the disturbance footprint. Within 72 hours of the nesting bird survey, all areas surveyed by the biologist will be cleared by the Contractor or a supplemental nesting bird survey is required. The survey results shall be provided to the City's Community Development Department. The Project Applicant shall adhere to the following:

1. Applicant shall designate a biologist (Designated Biologist) experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.
2. Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure

the data collected is complete and accurate.

If no nesting birds are observed during the survey, site preparation and construction activities may begin. If active nests or nesting birds (including nesting raptors) are identified during the nesting bird survey, avoidance buffers shall be implemented as determined by a qualified biologist and approved by the City of Jurupa Valley, based on their best professional judgement and experience. The buffer areas shall be avoided until the Project biologist determines the young have fledged and dispersed or it is confirmed that the nest has been unsuccessful or abandoned. The buffer shall be of a distance to ensure avoidance of adverse effects to the nesting bird by accounting for topography, ambient conditions, species, nest location, and activity type. All nests shall be monitored as determined by the qualified biologist until nestlings have fledged and dispersed or it is confirmed that the nest has been unsuccessful or abandoned. The Designated Biologist shall monitor the nest at the onset of project activities, and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. The qualified biologist shall halt all construction activities within proximity to an active nest if it is determined that the activities are harassing the nest and may result in nest abandonment or take. The qualified biologist shall also have the authority to require implementation of avoidance measures related to noise, vibration, or light pollution if indirect impacts are resulting in harassment of the nest. Work can resume within these avoidance areas when no other active nests are found. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the City for mitigation monitoring compliance record keeping.

Threshold 4.4 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓

Impact Analysis

The *Habitat Assessment* concluded that the Project site does not contain any native vegetation communities, including special-status vegetation communities, or riparian habitat. Additionally, jurisdictional wetland and non-wetland waters of the U.S. and riparian and streambed waters of the State are not present within the Project site. No riparian/riverine resources subject to the MSHCP are present on the Project site. No evidence of vernal pools or seasonal depressions were

observed within the Project Site and no suitable habitat for fairy shrimp is present within or adjacent to the Project Site. Therefore, the proposed Project would have no impacts on special-status vegetation communities or riparian habitat.

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

Impact Analysis

Jurisdictional Waters regulated by the US Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB) or California Department of Fish and Wildlife (CDFW) are not located within or adjacent to the Project Site. The *Habitat Assessment* concluded that the Project site does not contain any state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.). The Project site does not contain jurisdictional waters. Therefore, the proposed Project would have no impact on state or federally protected wetlands.

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Threshold 4.4 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓

Impact Analysis

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

¹³ *Habitat Assessment*: Appendix B

The site supports nesting opportunities for common migratory bird species. All migratory bird species, whether listed or not, also receive protection under the Migratory Bird Treaty Act (MBTA) of 1918¹⁴. The MBTA prohibits individuals to kill, take, possess, or sell any migratory bird, bird parts (including nests and eggs) except per regulations prescribed by the Secretary of the Department (16 U. S. Code 7034).

Prior to site preparation activities (such as ground disturbance, construction activities, and/or removal of trees and vegetation) should be conducted, to the greatest extent possible, outside of the nesting season. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including disking, vegetation grubbing, and grading per Mitigation Measure **MM-BIO-2**.

Threshold 4.4 (e) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓

Impact Analysis

According to the General Plan, significant trees are those trees that make substantial contributions to natural habitat or to the urban landscape due to their species, size, or rarity. In particular, California native trees should be protected.¹⁵ According to the General Plan, other significant vegetation includes agricultural wind screen plantings, street trees, stands of mature native and non-native trees, and other features of ecological, aesthetic, and conservation value¹⁶.

The proposed Project Site has for years been disturbed and according to the *Habitat Assessment* there are no protected trees, therefore there is no impact.

¹⁴ United States Fish and Wildlife Service, Migratory Bird Treaty Act, August 8, 2017, Available at: <https://www.fws.gov/birds/policies-and-regulations/laws-legislations/migratory-bird-treaty-act.php>

¹⁵ City of Jurupa Valley, *General Plan Conservation and Open Space Element*, Policy COS-1.2.

¹⁶ City of Jurupa Valley, *General Plan Conservation and Open Space Element*, Policy COS-1.3.

Threshold 4.4 (f) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		✓		

Impact Analysis

The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan.¹⁷ The plan provides coverage (including take authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to sensitive species.

The conclusions and recommendations from the *Habitat Assessment*, prepared for the Project (Appendix B) are listed in Table 4.4-1.

Table 4.4-1: MSHCP Consistency Analysis¹⁸

MSHCP Element/Requirements	Project Site Status
Criteria Cell/Cell Group	The Project site is not located within a MSHCP Criteria Area or Criteria Cell Group.
Area Plan Subunit	The Project site is not located within a MSHCP Area Plan Subunit.
Habitat Management Unit	The Project site is located within the Santa Ana River Habitat Management Unit. The Project site is not located within or adjacent to MSHCP Conserved Lands. No requirements are imposed on the Project based on its presence in this habitat management unit.
MSHCP Conservation Areas	The Project site is not located within a MSHCP Conservation Area.
Public/Quasi Public (PQP) Conservation Land	The Project site is not located within Public/Quasi Public Conservation Land.
Narrow Endemic Plants (<i>MSHCP Section 6.1.3</i>)	The Project site is located within the NEPSSA for San Diego Ambrosia, Brand's phacelia, and San Miguel savory. The Project site has no suitable habitat therefore, because no impacts will occur within the NEPSSA, focused narrow endemic plant surveys are not required for the Project.
Additional Species Surveys (including Burrowing Owl, Criteria Area Species, Amphibians, and Mammals) [<i>MSHCP Section 6.3.2</i>]	The Project site is located within the Burrowing Owl Survey Area. Due to the presence of suitable burrowing owl habitat within the Project Site, a 30-day pre-construction burrowing owl survey will be required to be conducted prior to construction activities. Additionally, for the protection of nesting birds vegetation clearing should be conducted outside of the nesting season and if not feasible a nesting bird survey is required prior to any vegetation clearing.
Riparian/Riverine Resources (<i>MSHCP Section 6.1.2</i>)	Riparian/riverine resources are not present within the Project Site. No changes in hydrology are expected as a result of this Project.

¹⁷ Regional Conservation Authority, Western Riverside County, *Multiple Species Habitat Conservation Plan*, June 17, 2003.

¹⁸ Habitat Assessment, Appendix B.

	Additionally, no impacts are proposed to riparian/riverine resources and none of the riparian/riverine species identified in Section 6.1.2 of the MSHCP were observed within the Project Site.
Vernal Pools (<i>MSHCP Section 6.1.2</i>)	No vernal pools or seasonal depressions are present onsite, as previously described in Section 5.6.3 of this report. No vernal pools were identified within the immediate vicinity of the Project and therefore no indirect impacts to vernal pools are anticipated.
Fairy Shrimp (<i>MSHCP Section 6.1.2</i>)	<p>Three species are covered by the MSHCP including the Riverside fairy shrimp (<i>Streptocephalus woottoni</i>), Santa Rosa Plateau fairy shrimp (<i>Linderiella santarosae</i>), and vernal pool fairy shrimp (<i>Branchinecta lynchi</i>). According to the MSHCP, vernal pool fairy shrimp habitat is limited to vernal pools and alkali vernal pools, and Santa Rosa Plateau fairy shrimp are limited to vernal pools formed on basalt flows. No portion of the Project site is described as having an alkali complex or basalt flows. In addition, no vernal pools are considered to be present on the Project site and therefore Santa Rosa Plateau and vernal pool fairy shrimp are not either.</p> <p>No potential fairy shrimp habitat was detected and due to the lack of suitable habitat on the Project site, no impacts to fairy shrimp are anticipated.</p>
Delhi-Sands flower-loving fly	Delhi Soil Series are not mapped within the Project site and therefore the site lacks suitable Delhi-Sands flower-loving fly habitat. No impacts to Delhi-Sands flower-loving fly are anticipated.
Guidelines Pertaining to Urban/Wildlands Interface (<i>MSHCP Section 6.1.4</i>)	The Project site is not located in or near a Conservation Area.

4.5 Cultural Resources

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

Phase I Environmental Site Assessment Report; Robin Environmental Management (REM), April 26, 2022 and is included as Appendix C.

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

Impact Analysis

Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource.

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

1. A resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.
2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code, or identified as significant in a 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.

Historic Setting

The Project site is located in a general location associated with Native American occupation and/or use during prehistoric and protohistoric periods. It is also an area associated with historic Mexican period rancho activity, American period ranching and farming activity, and, more recently, residential and recreational activity.

Research and Conclusions

A historic city directory records search was conducted as part of the Environmental Site Assessment (ESA) Phase 1 for the site by Robin Environmental Management, which included

reviewing historic topographical maps, historic aerial photographs, and site development/occupancy history.

Based on the research prior to 1950 the site was vacant and undeveloped, from the 1950's until the 1980's the site was mainly vacant with a residential dwelling unit and detached parking garage, the site was again vacant in the 1990's until the early 2000's, and starting in 2005 the property has been occupied by various plant nurseries. As there are no identified historic objects or structures on the site there is no impact to historical resources.

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

Impact Analysis

Archaeological Setting

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.

Research and Conclusions

While there is always a potential for buried resources, the potential is relatively low and, with no evidence of bedrock outcroppings and the extensive anthropogenic activities conducted over decades, it is unlikely buried resources will be identified within the Project site. However, since the area is still considered slightly sensitive (resources have been recorded within one mile), should any evidence of prehistoric archaeological resources be encountered during grading activities, the following mitigation measures are required:

Mitigation Measure(s)

Prior to the issuance of a grading permit, the following notes shall be placed on the grading plan:

MM-CR-1: Archaeological Monitoring. Prior to issuance of grading permits, the Permit Applicant shall provide evidence to the City of Jurupa Valley Community Development Department that a qualified professional archaeologist (Professional Archaeologist) that is listed on the City of Jurupa Valley Cultural Resources Consultant List or the Cultural Resource Consultant List maintained by the County of Riverside Planning Department, has been contracted to implement Archaeological Monitoring for the area of impact for the Project. Monitoring shall be conducted in coordination with the Consulting Tribe(s), defined as a Tribe that initiated the tribal consultation process for the Project as provided for in Public Resources Code §21080.3.1(b) ("AB52") and has not opted out of the AB 52 consultation process, and has completed AB 52

consultation with the City. Monitoring shall address the details of all ground-disturbing activities and provides procedures that must be followed to avoid or reduce potential impacts on cultural, archaeological, and tribal cultural resources to a level that is less than significant.

A fully executed copy of the Archaeological Monitoring Agreement shall be provided to the City of Jurupa Valley Community Development Department to ensure compliance with this measure. If the resource is significant, Mitigation Measure CR-2 shall apply.

MM-CR-2: Archaeological Treatment Plan. The Project Archaeologist shall prepare and implement a treatment plan to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall be per CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code § 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementing archaeological data recovery excavations to remove the resource and subsequent laboratory processing and analysis. If historic Native American tribal cultural resources are involved, the Treatment Plan shall be coordinated with the Consulting Native American Tribe(s) as described in Mitigation Measure **TCR-1 through TCR-3** of the Initial Study/Mitigated Negative Declaration for MA21215.

MM-CR-3: Final Plan. A final report containing the significance and treatment findings shall be prepared by the Project Archaeologist and submitted to the City of Jurupa Valley Community Development Department and the Eastern Information Center, University of California, Riverside. If a historic tribal cultural resource is involved, a copy shall be provided to the Consulting Native American Tribe(s) as described in Mitigation Measure **TCR-1 through TCR-3** of the Initial Study/Mitigated Negative Declaration for MA21215.

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. If human remains are discovered during Project grading or other

ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

4.6 Energy

Threshold 4.6 (a) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	

Impact Analysis

Construction Energy Analysis

Construction of the Project would require the use of fuel and electric powered equipment and vehicles for construction activities. The majority of activities would use fuel powered equipment and vehicles that would consume gasoline or diesel fuel. Heavy construction equipment (e.g., dozers, graders, backhoes, dump trucks) would be diesel powered, while smaller construction vehicles, such as pick-up trucks and personal vehicles used by workers would be gasoline powered. The majority of electricity use would be from power tools. The anticipated construction schedule assumes the Project would be built in approximately 11 months. The consumption of energy would be temporary in nature and would not represent a significant demand on available supplies. There are no unusual characteristics that would necessitate the use of fuel or electricity that would be less energy efficient than at comparable construction sites in the region or State.

Starting in 2014, the California Air Resources Board (CARB) adopted the nation's first regulation aimed at cleaning up off-road construction equipment such as bulldozers, graders, and backhoes. These requirements ensure fleets gradually turnover the oldest and dirtiest equipment to newer, cleaner models and prevent fleets from adding older, dirtier equipment. As such, the equipment used for Project construction would conform to CARB regulations and California emissions standards as fuel efficiencies gradually rise. It should also be noted that there are no unusual Project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would

not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the Project would therefore not result in inefficient, wasteful, or unnecessary consumption of fuel.

In addition, as required by state law¹⁹, idling times of construction vehicles is limited to no more than five minutes, thereby minimizing, or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Equipment employed in construction of the Project would therefore not result in inefficient, wasteful, or unnecessary consumption of fuel.

Operational Energy Analysis

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

Transportation Energy Demands

Energy that would be consumed by Project-generated traffic is a function of total vehicles miles traveled (VMT) and estimated vehicle fuel economies of vehicles accessing the Project site. Using the value calculated using the CalEEMod Program the Project will result in: 191,234 annual VMT and an estimated annual fuel consumption of 7,355 gallons of fuel.²⁰

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

Operational Energy Demands

Occupancy of the residences would result in the consumption of natural gas and electricity. Energy demands are estimated at 169,722 kBtu/year of natural gas and 47,788 kWh/year of electricity.²¹ Natural gas would be supplied to the Project by SoCalGas and electricity would be supplied by SCE. The Project proposes multi-family townhomes reflecting contemporary energy efficient/energy conserving designs and operational programs. The Project does not propose uses that are inherently energy intensive and the energy demands in total would be comparable to other single-family land use projects of similar scale and configuration. Lastly, the Project will comply with the applicable Title 24 standards. Compliance itself with applicable Title 24 standards will ensure that the Project energy demands would not be inefficient, wasteful, or otherwise unnecessary.

¹⁹ California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling.

²⁰ Appendix A, CalEEMod Datasheets.

²¹ Appendix A, CalEEMod Datasheets. (avg 26 mpg passenger car)

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

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

Impact Analysis

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

4.7 Geology And Soils

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

Preliminary Geotechnical Investigation, Pacific Geotech, Inc., August 4, 2022 and is included as Appendix D.

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

Threshold 4.7(a1). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Strong seismic ground shaking?			✓	

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.7-1 As required by Municipal Code Section 8.05.010, the Project shall comply with the most recent edition of the *California Building Code* which requires the Project to comply with the approved recommended seismic design requirements contained in the Project Specific Geotechnical Evaluation, and be incorporated in the construction of each structure, to preclude significant adverse effects associated with seismic hazards.

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 conduct site preparation and grading as well as construct the proposed structures in accordance with the approved recommendations included in the Geotechnical Evaluation prepared for the Project.

Threshold 4.7(a2). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Seismic-related ground failure, including liquefaction?			✓	

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.7-1 shall apply.

According to General Plan²² the Project site has a high potential for liquefaction. According to the Geotechnical Investigation groundwater was encountered at a depth of 19 to 24 feet bgs within exploratory borings. The subject site subsurface soils disclosed at the test borings consist generally of alternate layers firm to dense, brown to reddish brown, very fine-sandy, slightly clayey silt to very fine-sandy silt to fine coarse, silty sand to slightly silty to clean sand to a depth of 51 feet. The Geotechnical Investigation concluded based on the liquefaction analysis performed seismic-induced settlement will not occur.²³

Per **PPP 4.71-** as a mandatory condition of Project approval, the Project would be required to conduct site preparation and grading as well as construct the proposed structures in accordance with the recommendations included in the Geotechnical Evaluation prepared for the Project.

²² City of Jurupa Valley, General Plan Safety Element, *Figure 8-5: Liquefaction Susceptibility in Jurupa Valley*.

²³ Preliminary Geotechnical Investigation dated August 4, 2022, p. 5. Appendix D.

Threshold 4.7(a3). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Landslides?			✓	

Impact Analysis

Evidence of ancient landslides or slope instabilities at this site was not observed during the geotechnical investigation. The geotechnical investigation concluded that the proposed development is in an area of relatively flat terrain and a significant distance from any up-gradient steep slopes, and no landslides have been mapped in the immediate area, therefore risk of seismically induced landsliding to affect the proposed development is negligible.

Per **PPP 4.71**- as a mandatory condition of Project approval, the Project would be required to conduct site preparation and grading as well as construct the proposed structures in accordance with the recommendations included in the Geotechnical Investigation prepared for the Project.

Threshold 4.7(b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in substantial soil erosion or the loss of topsoil?			✓	

Impact Analysis

Construction

Grading and construction activities would expose and loosen topsoil, which could be eroded by wind or water. The Municipal Code requires the preparation of a Stormwater Pollution Prevention Plan to address site-specific conditions related to these activities²⁴. The plan will identify potential sources of erosion and sedimentation loss of topsoil during construction, and identify erosion control measures 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, and hydroseeding.

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

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 Project. In the proposed condition, storm water will flow to the internal street system and be conveyed to the southwest across the Project site towards the water quality and detention basin. The use of detention basins reduces the potential for stormwater to erode topsoil downstream.

²⁴ City of Jurupa Valley, Municipal Code, Chapter 6.05.010, *Storm Water/Urban Runoff Management and Discharge Controls*.

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.7-1 shall apply.

Landslides, lateral spreading, subsidence, liquefaction, and collapse as a result of an earthquake are largely dependent on the underlying geologic conditions (e.g., bedrock, type of soil, and the depth of the water table). The subject site subsurface soils disclosed at the test borings consist generally of alternate layers firm to dense, brown to reddish brown, very fine-sandy, slightly clayey silt to very fine-sandy silt to fine coarse, silty sand to slightly silty to clean sand to a depth of 51 feet. The water table is at a depth of 19 to 24 feet bgs.

Landslides: The Geotechnical Investigation for the Project site states that the proposed development is in an area of relatively flat terrain and a significant distance from any up-gradient steep slopes, and no landslides have been mapped in the immediate area, thus, the potential for landslides is considered negligible for design purposes.

Lateral Spreading: When subsurface sand layers lose strength because of liquefaction, lateral spreading can occur in overlying sediments, allowing them to move down even the gentlest slopes. The potential for and magnitude of lateral spreading is dependent upon many conditions, including the presence of a relatively thick, continuous, potentially liquefiable sand layer and high slopes. Subsurface information obtained for the Geotechnical Investigation indicated that based on the relatively dense and consolidated nature of the site soils, it is our opinion that the potential for seismically-induced settlement will be nil.²⁵

Subsidence/Collapse: Land subsidence can occur in various ways during an earthquake. Large areas of land can subside drastically during an earthquake because of offset along fault lines. Land subsidence can also occur as a result of settling and compacting of unconsolidated sediment from the shaking of an earthquake. Cohesive soils such as clay and silt are particularly likely to cause subsidence since they shrink and swell depending

²⁵ Geotechnical Investigation p. 6. Appendix D

on their moisture content. According to the USGS Land Subsidence in California Map, the Project site is not located in an area where subsidence has occurred.²⁶

Liquefaction: The occurrence of liquefaction is restricted to certain geologic and hydrologic environments, primarily in areas with recently deposited sands and silts (usually less than 10,000 years old) with high ground-water levels. It is most common where the water table is at a depth of less than 30-feet. As noted in the response to Threshold 4.7 (a2), according to General Plan²⁷ the Project site has a high potential for liquefaction. The Geotechnical Investigation for the Project found that Groundwater was encountered at a depth of 19 to 14-ft bgs. The subject site subsurface soils disclosed at the test borings consist generally of alternate layers firm to dense, brown to reddish brown, very fine-sandy, slightly clayey silt to very fine-sandy silt to fine coarse, silty sand to slightly silty to clean sand to a depth of 51 feet. The Geotechnical Investigation concluded based on the liquefaction analysis performed seismic-induced settlement will not occur.

As a mandatory condition of Project approval, the Project would be required to conduct site preparation and grading as well as construct the proposed structures in accordance with the approved recommendations included in the Geotechnical Investigation prepared for the Project. (Appendix D).

Threshold 4.7(d) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property?			✓	

Impact Analysis

Plans, Policies, and Programs

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

PPP 4.7-1 shall apply.

Expansive soils are characterized by their ability to undergo significant volume changes (shrink or swell) due to variations in moisture content. Changes in soil moisture content can result from precipitation, landscape irrigation, utility leakage, roof drainage, perched groundwater, drought, or other factors and may result in unacceptable settlement or heave of structures or concrete slabs supported on grade.

²⁶ USGS Land Subsidence in California: https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html Accessed January 27, 2023.

²⁷ City of Jurupa Valley, General Plan Safety Element, *Figure 8-5: Liquefaction Susceptibility in Jurupa Valley*.

The expansion index, *EI*, value is used by engineers and other professionals as an indicator of the soil's swelling potential. According to American Society for Testing & Materials (ASTM) Standard D4829, soil having an expansion potential of greater than 91 is considered to be expansive soil. Based on laboratory testing, the materials present near the ground surface have an Expansion Index *EI*=23 which is less than an Expansion Index of greater than 91. As such, risks from expansive soils are considered to be low. Notwithstanding, the Project would be required to construct the proposed structures in accordance with the approved recommendations included in the Geotechnical Investigation prepared for the project (Appendix D).

Threshold 4.7(e) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✓

Impact Analysis

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.

Threshold 4.7(f) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		

Impact Analysis

General Plan Figure 4-18- Paleontological Sensitivity, indicates that the site has a High A sensitivity (Ha) designation for finding paleontological resources²⁸. As part of recent Phase I Cultural Resources Assessments in the City, paleontological overviews were prepared by Dr. Samuel McLeod of the Natural History Museum of Los Angeles County. The overviews included a review of applicable literature, geologic maps, and the identification of local resources known to the Museum.

McLeod (2020) indicated that excavations in the exposed igneous rocks will not uncover any recognizable fossils, shallow excavations into older Quaternary Alluvium may not encounter significant vertebrate fossils, however deeper excavations may encounter fossil vertebrates. Therefore, the following mitigation measures are required.

²⁸ City of Jurupa Valley, General Plan, *Conservation and Open Space Element, Figure 4-18, Paleontological Sensitivity*.

Mitigation Measures (MM):

MM-GEO-1: Paleontological Monitoring. Prior to the issuance of grading permits, a qualified Paleontologist shall be retained to conduct monitoring as necessary during ground-disturbing activities such as vegetation removal, grading, and other excavations related to the project. The Paleontologist shall be present at the pre-grade conference and shall establish a schedule for paleontological resource surveillance based on the nature of planned activities. The Paleontologist shall establish, in cooperation with the lead agency, procedures for temporarily halting or redirecting work, if any is ongoing, to permit the sampling, identification, and evaluation of cultural resources as appropriate. If the paleontological resources are found to be significant, the Paleontologist/Monitor shall determine appropriate actions, in cooperation with the lead agency, for exploration and/or salvage. Significant sites that cannot be avoided will require data recovery measures and shall be completed upon approval of a Data Recovery Plan.

MM-GEO-2: Paleontological Treatment Plan. Prior to the issuance of grading permits, a qualified paleontologist shall be retained to observe ground-disturbing activities and recover fossil resources as necessary when construction activities will impact the older Quaternary Alluvium. The Paleontologist will attend the pre-grade conference and establish procedures and protocols for paleontological monitoring and to temporarily halt ground-disturbing activities to permit sampling, evaluation, and recovery of any discovery. Substantial excavations below the uppermost layers (more than 3 feet below surface) should be monitored. Sediment samples should be recovered to determine the small-fossil potential of the site. If a discovery is determined to be significant, additional excavations and salvage of the fossil may be necessary to ensure that any impacts to it are mitigated to a less than significant level.

Unique Geologic Feature

The Project site is relatively flat. The subject site is underlain by dense to very dense Old alluvial fan deposits at the ground surface and extended to a depth of 51 feet bgs. As such, the Project does not contain a geologic feature that is unique or exclusive locally or regionally. With implementation of Mitigation Measures **MM-GEO-1 and MM-GEO-2**, impacts are less than significant.

4.8 Greenhouse Gas Emissions

The following analysis is based in part on the following: *CalEEMod Datasheets*, dated December 16, 2022 included as Appendix A.

Threshold 4.8 (a-b) Would the Project:	Potentially Significant or 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?			✓	

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.8-1 Prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Energy Code, (Part 6 of Title 24 of the California Code of Regulations) and the California Green Building Standards Code, 2019 Edition (Part 11 of Title 24 of the California Code of Regulations).

PPP 4.8-2 As required by Municipal Code Section 9.283.010, *Water Efficient Landscape Design Requirements*, prior to the approval of landscaping plans, the Project proponent shall prepare and submit landscape plans that demonstrate compliance with this section.

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

Thresholds of Significance

A final numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin has not been established by the South Coast Air Quality Management District. General Plan Policy AQ 9.5 requires the City to utilize the SCAQMD Draft GHG thresholds to evaluate development proposals until the City adopts a Climate Action Plan (CAP). The City has determined that the SCAQMD's draft threshold of 3,000 MTCO₂e per year is appropriate for residential land use development projects. The 3,000 MTCO₂e threshold is based on the SCAQMD

staff's proposed GHG screening threshold for stationary source emissions for non-industrial projects, as described in the SCAQMD's Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans ("SCAQMD Interim GHG Threshold"). The SCAQMD Interim GHG Threshold identifies a screening threshold to determine whether additional analysis is required. This threshold is also consistent with the SCAQMD's draft interim threshold Tier 3.

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

Table 4.8-1: Annual Greenhouse Gas Emissions

Emission Source	Total Emissions (MTCO ₂ e per year)
Annual construction-related emissions amortized over 30 years	6.64
Area Source	2.03
Energy Source	17.63
Mobile Source	63.10
Waste	3.51
Water Usage	1.93
Total CO₂E (All Sources)	94.84
Screening Threshold (CO₂E)	3,000
Threshold Exceeded	NO

Source: CalEEMod Datasheets (Appendix A).

As shown on Table 4.8-1, the Project has the potential to generate a total of approximately 94.84 MTCO₂e per year. As such, the Project would not exceed the City's screening threshold of 3,000 MTCO₂e. Thus, Project-related emissions would not have a significant direct or indirect impact on greenhouse gas emissions that could impact climate change and no mitigation or further analysis is required.

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

Impact Analysis

Determining a project's consistency with plans, policies or regulations adopted for the purpose of reducing greenhouse gas (GHG) emissions plans presents unique challenges because the

impact is global and solutions require both global, federal, state, and local action. The following are the primary plans adopted at the State level to reduce GHG emissions:

- The California Air Resources Board (CARB) Scoping Plan is the state's overall strategy in the form of measures that apply to emission sectors that comprise the state's greenhouse gas emission inventory. The state's implementation strategy primarily takes the form of source-specific regulations for energy producers, fuel suppliers, and vehicle manufacturers. For example, California Light-Duty Vehicle GHG Standards and Low Carbon Fuel Standard. The Scoping Plan envisions a limited role for local government in implementing the state's GHG reduction strategy, focusing on local government's authority over land use and some transportation projects.
- The Sustainable Communities and Climate Protection Act of 2008 (Sustainable Communities Act, SB 375, Chapter 728, Statutes of 2008) supports the State's climate action goals to reduce greenhouse gas (GHG) emissions through coordinated transportation and land use planning with the goal of more sustainable communities. To this end, the Southern California Association of Governments (SCAG), has adopted the *Connect SoCal – The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy* which charts a course for closely integrating land use and transportation to increase mobility options and achieve a more sustainable growth pattern. Implementation of Connect SoCal depends on partnerships with our local jurisdictions and County Transportation Commissions (CTCs). The land use strategies in Connect SoCal are based on a growth vision that was developed through extensive consultation with local communities, which proposes multiple different types of Priority Growth Areas, as well as identifying regional growth constraints. SCAG provides resources to help local jurisdictions align local plans and programs with the regional growth vision through a series of technical assistance and funding programs.

Certain measures of the Scoping Plan and Connect SoCal are supported by the Project, such as energy conservation and energy efficiency measures. Other measures, while not directly applicable, would not be impeded by Project implementation.

The City is in the process of preparing a Climate Action Plan (CAP) in conjunction with WRCOG which will identify specific policies and regulations that are directed at the project level. Until such time that the City adopts a CAP, the Project is evaluated for consistency with the following plans, policies, or regulations to reduce greenhouse gas (GHG) emissions as shown in Table 4.8-2, *Consistency with GHG Reduction Measures*.

Table 4.8-2: Consistency with GHG Reduction Measures

GHG Reduction Measure	Consistency Analysis
General Plan	
AQ 9.5 GHG Thresholds. Utilize the SCAQMD Draft GHG thresholds to evaluate development proposals until the City adopts a Climate Action Plan (CAP).	Consistent. The City has determined that the SCAQMD's draft threshold of 3,000 MTCO ₂ e per year is appropriate for this Project. GHG emissions are 94.84 MTCO ₂ e which is less than the 3,000 MTCO ₂ e threshold.
CSSF 2.44 Drought-Tolerant Landscaping. Require the use of drought-tolerant landscaping in all new development.	Consistent. The Project is required to comply with Section 9.283 (Water Efficient Landscape Design Requirement) of the City of Jurupa Valley Municipal Code.
LUE 11.6 Energy Efficiency. Require development projects to use energy efficient design features in their site planning, building design and orientation, and landscape design that meet or exceed state energy standards.	Consistent. The Project is required to submit building plans and is required to meet CALGreen Codes, CA Title 24 Energy Efficiency Standards, and City's water efficient landscape requirements; therefore, the Project is determined to be consistent with General Plan Policy LUE 11.6.
ME 3.9 Pedestrian Facilities. Public streets shall provide pedestrian facilities in accordance with adopted City standards. Sidewalks shall be separated from the roadway by a landscaped parkway, except where the Community Development Director determines that attached sidewalks are appropriate due to existing sidewalk location, design, or other conditions.	Consistent. Parkway improvements on 56 th Street include curbing, adjacent landscaping, and sidewalk.
ME 3.36 Bicycle Improvements. Conditionally Required. Require the construction or rehabilitation of bicycle facilities and/or "bicycle-friendly" improvements as a condition of approving new development, in accordance with Zoning Ordinance standards.	Consistent. The Project is providing a bike rack and pad for parking of bicycles along with sidewalks and improvements that will allow for biking and walking throughout the complex and connecting walks offsite.
Municipal Code	
Energy Efficiency	Consistent. As required by Municipal Code Section 8.05.010 (7), California Energy Code, prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with this section.
Green Buildings	Consistent. As required by Municipal Code Section 8.05.010 (8), <i>California Green Building Standards Code</i> , prior to issuance of a building permit, the Project proponent shall submit plans in compliance with this code section.
Water Conservation	Consistent. The Project will comply with <i>Chapter 9.283. - Water Efficient Landscape Design Requirements</i> .
Solid Waste Reduction	Consistent. The Project shall comply with Section 4.408 of the 2013 <i>California Green Building Code Standards</i> , which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills.

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

4.9 Hazards And Hazardous Materials

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

Phase 1 Environmental Assessment Report, dated April 26, 2022 included as Appendix C to this Initial Study.

Threshold 4.9(a) (b) 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?			✓	

Impact Analysis

Existing Conditions

The subject site is currently vacant, vegetation consisting of non-native grasses, and exposed soil sections. During the biological assessment no ponds, swamps, or lagoons were observed on the subject property.

Construction Activities

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

Construction contractors are required to comply with all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited to requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, South Coast Air Quality Management District, and the Santa Ana Regional Water Quality

Control Board. As such, impacts due to construction activities would not cause a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. A less than significant impact would occur.

Operational Activities

The Project site would be developed with residential land uses which is a land use not typically associated with the transport, use, or disposal of hazardous materials. Although residential land uses may utilize household products that contain toxic substances, such as cleansers, paints, adhesives, and solvents, these products are usually in low concentration and small in amount and would not pose a significant risk to humans or the environment during transport to/from or use at the Project site.

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

Threshold 4.9 (c) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	

Impact Analysis

The Project site is not located within one-quarter (0.25) mile from an existing or proposed school. From the Project site, the nearest schools are Pedley Elementary School located approximately 0.30 miles south. In addition, as discussed in the responses to issues 4.9 (b) and 4.9 (c) above, all hazardous or potentially hazardous materials would comply with all applicable federal, State, and local agencies and regulations with respect to hazardous materials. Therefore, regardless of the proximity of planned or proposed schools, the Project will not impact schools.

Threshold 4.9 (d) Would the Project	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			✓	

Impact Analysis

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

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

Based on a review of the Cortese List maintained by the California Environmental Protection Agency the Project site was not found on any list of hazardous materials sites.

Threshold 4.9 (e) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
For a project located within 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?			✓	

Impact Analysis

Airport Land Use Compatibility

The nearest airport is Riverside Municipal Airport located approximately 4 miles west of the Project site. According to *Map FL-1, Flabob Airport Land Use Compatibility Plan*, the Project site is located outside of the airport compatibility zones.²⁹

Airport Noise

The Project consists of townhome residences and will not expose people to excessive aircraft noise. The nearest airport is Riverside Municipal Airport located approximately 1.25 miles southeast of the Project site. According to *Map FL-3, Noise Compatibility Contours Flabob Airport, Land Use Compatibility Plan*, the Project site is located outside the the 55 CNEL Noise Impact Zone. Standard building design and construction methods would provide adequate noise attenuation to comply with the indoor noise standard of 45 CNEL and thereby not expose residents of the Project to excessive noise levels.

Threshold 4.9 (f) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	

Impact Analysis

Access to the Project site is proposed from 56th Street via Van Buren Boulevard. 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.

²⁹ Riverside County Airport Land Use Commission, *Riverside Municipal Airport Land Use Compatibility Plan*, December 2004. Available at: <https://www.rcaluc.org/Portals/13/PDFGeneral/plan/newplan/14-%20Vol.%201%20Flabob.pdf>

Project development and improvements will not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures.

Threshold 4.9 (g) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				✓

Impact Analysis

According to the General Plan³⁰, the Project site is not located within a high wildfire hazard area. (Also refer to analysis under Issue 4.20, Wildfire).

4.10 Hydrology And Water Quality

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

- *Hydrology & Hydraulic Study*; Pacific Geotech, Inc; August 5, 2022. (Appendix E).
- *Preliminary WQMP*, Pacific Geotech, Inc; August 5, 2022. (Appendix F).

Threshold 4.10 (a) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.10-1 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 with the provisions of this chapter, and shall control storm water runoff so as to prevent any likelihood of adversely

³⁰ City of Jurupa Valley, General Plan Safety Element, *Figure 8-10: Wildfire Severity Zones in Jurupa Valley*.

affecting human health or the environment. The City Engineer shall identify the 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 MS4 shall be required when requested by the City Engineer.

PPP 4.10-2 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 4.10-3 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 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 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.

(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.

Water Quality Standards

The Porter-Cologne Water Quality Control Act³¹ defines water quality objectives (i.e., standards) as “...the limits or levels of water quality constituents or characteristics which are established for the reasonable protection of beneficial uses of water or the prevention of nuisance within a specific area” [(§13050 (h))].³²

Construction Impacts (Water Quality Standards)

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

The Municipal Code requires the Project to obtain a National Pollutant Discharge Elimination System Municipal Stormwater Permit for construction activities³³. The permit is required for all Projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area.

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

Operational Impacts (Water Quality Requirements)

Storm water pollutants commonly associated with the type of land uses that could occupy the proposed structures include sediments, nutrients, trash and debris, bacteria and viruses, oil and grease, and pesticides. Pursuant to the requirements of the Municipal Code³⁴, a Water Quality Management Plan (WQMP) is required for managing the quality of storm water or urban runoff that flows from a developed site after construction is completed and the facilities or structures are occupied and/or operational. The Preliminary WQMP prepared for the Project (Appendix F),

³¹

California Water Boards, *Porter-Cologne Water Quality Control Act*, January 2019. Available at: https://www.waterboards.ca.gov/laws_regulations/docs/portercologne.pdf

³³ City of Jurupa Valley, *Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls*. Available at:

https://library.municode.com/ca/jurupa_valley/codes/code_of_ordinances?nodeId=TIT6HESA_CH6.05STWAURRUMADICO

³⁴ Ibid.

indicates that the proposed drainage pattern will mimic the existing patterns, directing runoff to the northwesterly boundary of the site. There are six (6) drainage areas for the Project site and storm water runoff will sheet across proposed landscape and AC pavement to be intercepted by proposed concrete gutters throughout the drainage areas. The gutters convey flows northwesterly to a proposed catchbasin consisting of five (5) underground tanks to detain 16,700 cubic feet. Overflows of the underground system will be conveyed by a 24-inch storm drain to discharge to Van Buren Boulevard.

Waste Discharge Requirements

Waste Discharge Requirements are issued by the Santa Ana Regional Board under the provisions of the California Water Code, Division 7 “Water Quality,” Article 4 “Waste Discharge Requirements.”³⁵ These requirements regulate the discharge of wastes which are not made to surface waters, but which may impact the region’s water quality by affecting underlying groundwater basins. Discharge requirements are issued for Publicly Owned Treatment Works’ wastewater reclamation operations, discharges of wastes from industries, subsurface waste discharges such as septic systems, sanitary landfills, dairies, and a variety of other activities which can affect water quality.

Operational Impacts (Waste Discharge Requirements)

To facilitate proper funding and management of sanitary sewer systems, the Jurupa Community Services District has adopted *Sewer System Management Plan WDID 8SS010582*³⁶ (SSMP) that includes provisions to provide proper and efficient management, operation, and maintenance of sanitary sewer systems. Additionally, the SSMP contains a spill response plan that establishes standard procedures for immediate response to a sanitary sewer overflow in a manner designed to minimize water quality impacts and potential nuisance conditions. By connecting to the Jurupa Community Services District sewer system, the Project will not violate any waste discharge requirements.

³⁵ California Water Boards, *Waste Discharge Requirements Program*, July 3, 2020. Available at: https://www.waterboards.ca.gov/water_issues/programs/waste_discharge_requirements/

³⁶ <https://www.jcsd.us/home/showdocument?id=1564>.

Threshold 4.10 (b) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	

Impact Analysis

Groundwater Supplies

Water service will be provided to the Project by the Jurupa Community Services District (JCSD). The district's wells are located within the Chino Ground Water Basin. The Basin is adjudicated, which means if JCSD extracts water that exceeds the safe yield (i.e., the rate at which groundwater can be withdrawn without causing long-term decline of water levels), JCSD may incur a replenishment obligation, which is used by the Watermaster to recharge the ground water basin with State Water Project water. The Basin has been maintained by the Watermaster in a safe yield condition under this method of operation. Therefore, the Project is not anticipated to contribute to a substantial depletion of groundwater supplies.

Sustainable Groundwater Management

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

As noted above, the Project's groundwater supplies come from 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 Basin. No component of the Project would obstruct with or prevent implementation of the management plan for the Basin. As such, the Project's construction and operation would not conflict with any sustainable groundwater management plan. Impacts would be less than significant.

Threshold 4.10 (c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
(i) Result in substantial erosion or siltation on- or off-site?			✓	
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			✓	
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
(iv) Impede or redirect flood flows?			✓	

Impact Analysis

Existing Condition

In the existing condition site drainage patterns on the Project Site consists of one drainage area. In the current site Drainage Area storm water sheets across dirt and discharges northwesterly into the right-of-way of Van Buren Boulevard.

Proposed Condition

In the proposed condition, the proposed drainage pattern will mimic the existing patterns, directing runoff to the northwesterly boundary of the site. There are six (6) drainage areas for the Project site and storm water runoff will sheet across proposed landscape and AC pavement to be intercepted by a proposed concrete gutters throughout the drainage areas. The gutters conveys flows northwesterly to a proposed catchbasin consisting of five (5) underground tanks to detain 16,700 cubic feet. Overflows of the underground system will be conveyed by a 24-inch storm drain to discharge to Van Buren Boulevard. As proposed, the design of the storm drain system will not result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows.

Threshold 4.10 (d). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓

Impact Analysis

According to the General Plan³⁷, the Project site is not located within a flood hazard zone. According to the California Department of Conservation, California Official Tsunami Inundation Maps³⁸, the site is not located within a tsunami inundation zone. In addition, the Project would not be at risk from seiche because there is no water body in the area of the Project site capable of producing a seiche.

Threshold 4.10 (e) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✓	

Impact Analysis

As discussed under Threshold 4.10 (a) and 4.10 (c), with implementation of the drainage system improvements and features as described, the Project will not conflict with or obstruct implementation of a water quality control plan. As discussed under Threshold 4.10 (b), the Project site is not subject to a Sustainable Groundwater Water Management program and will not substantially impede sustainable groundwater management of the basin.

³⁷ City of Jurupa Valley, *General Plan Figure 8-9: Flood Insurance Rate Map (FIRM)*.

³⁸ California Department of Conservation, *California Official Tsunami Inundation Maps*, <https://www.conservation.ca.gov/cgs/tsunami/maps#:~:text=Coordinated%20by%20Cal%20OES%2C%20California,considered%20tsunamis%20for%20each%20area,> accessed January 26, 2023.

4.11 Land Use And Planning

Threshold 4.11 (a) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Physically divide a community?				✓

Impact Analysis

An example of a Project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The Project is in an area largely characterized by residential and commercial development. The Project site is approximately 4.07 acres and is bordered by 56th Street to the south, Van Buren Boulevard to the east, in an area with residential and commercial nursery businesses. As such, the Project will not divide an established community.

Threshold 4.11 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			✓	

Impact Analysis

A change of zone (CZ) is proposed to reclassify the site from A-1-4 (Light Agriculture 4-acre minimum) to A-1 (Light Agriculture 20,000 square foot minimum). The proposed Project would implement these new designations through a development plan that consists of 6 units for single family housing on 4.07 acres (1.5 units/acre) as shown in the proposed site plan (see previous Figure 3-3, Conceptual Site Plan).

The applicable plans and policies relating to a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect are summarized below.

- **South Coast Air Quality Management District 2016 Air Quality Management Plan**
Refer to Threshold 4.3 (a) in Section 4.2, *Air Quality*.
- **Western Riverside County Multiple Species Habitat Conservation Plan**
Refer to Threshold 4.4 (f) in Section 4.4, *Biological Resources*.

- **California Air Resources Board Scoping Plan**
Refer to Threshold 4.8 (b) in Section 4.8, *Greenhouse Gas Emissions*.
- **Southern California Association of Governments Connect SoCal – The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy**
Refer to Threshold 4.8 (b) in Section 4.8, *Greenhouse Gas Emissions*.
- **Santa Ana Regional Water Quality Control Board’s Santa Ana River Basin Water Quality Control Program**
Refer to Threshold 4.10 (e) in Section 4.10, *Hydrology and Water Quality*.

As demonstrated throughout this Initial Study/Mitigated Negative Declaration, the Project would not conflict with any applicable land use plan, policy, or regulation, including but not limited to the *General Plan*, or with implementation of the PPP’s and Mitigation Measures throughout this Initial Study.

4.12 Mineral Resources

Threshold 4.12 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓

Impact Analysis

According to the General Plan³⁹ the Project site is located within Mineral Resource Zone (MRZ) 3, which is defined as “Areas containing known or inferred mineral occurrences of undetermined mineral resources significance.” However, no mineral resource extraction activity is known to have ever occurred on the Project site. Accordingly, implementation of the Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California.

Threshold 4.12 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				✓

Impact Analysis

The General Plan Open Space, Mineral Resources (OS-MIN) land use designation is intended for mineral extraction and processing and includes areas held in reserve for future mineral extraction and processing.⁴⁰ The Project site is delineated as Country Neighborhood (LDR); therefore, the Project is not delineated on the General Plan, a specific plan, or other land use plan as a locally important mineral resource recovery site.

³⁹ City of Jurupa Valley, *General Plan Figure 4-16: Jurupa Valley Mineral Resources*.

⁴⁰ City of Jurupa Valley, *General Plan Land Use Element*, p.2-28.

4.13 Noise

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

Impact Analysis

Existing Ambient Noise Levels

The primary source of noise in the area is from vehicle traffic from Van Buren Boulevard and 56th Street. According to the US Department of Transportation, Bureau of Transportation Statistics Noise Map, the noise levels from Van Buren Boulevard at the project site range from 55 to 60 dBA.

Construction Noise Impact Analysis

Noise levels associated with the construction will vary with the different types of construction equipment. Table 4.13-1, *Typical Construction Equipment Noise Levels* identifies the level of noise generated by construction equipment.

Table 4.13-1: Typical Construction Equipment Noise Levels

Type	Lmax (dBA) at 50 Feet
Backhoe	80
Grader, Dozer, Excavator, Scraper	85
Truck	88
Concrete Mixer	85
Pneumatic Tool	85
Pump	76
Saw, Electric	76
Air Compressor	81
Generator	81
Paver	89
Roller	74

Source: FTA Transit Noise and Vibration Impact Assessment Manual.

The City's criteria for determining if construction noise results in a significant CEQA impact is as follows:

1) *The project is inconsistent with General Plan Policy NE 3.5: Construction Noise which states: "Limit commercial construction activities adjacent to or within 200 feet of residential uses to weekdays, between 7:00 a.m. and 6:00 p.m., and limit high-noise-generating construction*

activities (e.g., grading, demolition, pile driving) near sensitive receptors to weekdays between 9:00 a.m. and 3:00 p.m.”

Portions of the Project site are located within 25 feet of residential uses on the west boundary of the Project site. Therefore, the Project contractors must limit construction activities during the days and times required by Mitigation Measure **MM-NOI-1**.

2) Construction noise levels exceed the levels identified in the latest version of the Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual.

Construction noise will have a temporary or periodic increase in the ambient noise level above the existing within the Project vicinity. During the construction phase the noise levels will be the highest as heavy equipment pass along the Project site boundaries. During the site preparation and grading phases equipment will not be stationary, rather equipment will be moving throughout the site at varying speeds and power levels and as a result not operating at the maximum noise level for the entire work day. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Construction noise is of short-term duration and will not present any long-term impacts on the project site or the surrounding area. However, as several of the equipment noise levels at the nearest receptors as indicated in Table 4.13-1 are above the the reasonable daytime 80 dBA Leq significance threshold established by the *Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual* impacts would be significant without mitigation. **Mitigation Measure (MM) NOI-1: Construction Noise Plan**, is required to reduce the potential impacts of construction noise on the residential units on the west project site boundary.

Mitigation Measure(s)

MM-NOI-1-Construction Noise Mitigation. Prior to the issuance of a grading permit, the following notes shall be included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

“a) Haul truck deliveries shall be limited to between the hours of 6:00am to 6:00pm during the months of June through September and 7:00am to 6:00pm during the months of October through May.

b) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers’ standards.

c) All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receptors adjacent to the Project site.

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

e) Grading within 50 feet along the northern project site boundary shall be limited to 4-hours per day to reduce the impact of grading equipment noise on the adjacent residential structures.”

Off-Site Operational Traffic Noise Impacts

According to Caltrans, the human ear is able to begin to detect sound level increases of 3 decibels (dB) in typical noisy environments.⁴¹ A doubling of sound energy (e.g., doubling the volume of traffic on a highway) that would result in a 3-dBA increase in sound, would generally be barely detectable.

The Project expects to generate approximately 57 daily trips at full occupancy. It takes a doubling of traffic to create a +3 dBA noise impact. Primary site access is via 56th Street to Van Buren Boulevard which are substantially trafficked roads with Van Buren Boulevard exceeding 7,395 daily trips per day⁴². The addition of 57 trips would create a minimal noise increase of less than the 3 dBA significance threshold.

Conclusion

With implementation of **MM- NOI-1**, the Project’s noise impacts will not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project more than standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

Threshold 4.13 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generate excessive ground borne vibration or groundborne noise levels?			✓	

Impact Analysis

This analysis focuses on the potential ground-borne vibration associated with vehicular traffic and construction activities. Ground-borne vibration levels from automobile traffic are generally overshadowed by vibration generated by heavy trucks that roll over the same uneven roadway surfaces. However, due to the rapid drop-off rate of ground-borne vibration and the short duration of the associated events, vehicular traffic-induced ground-borne vibration is rarely perceptible beyond the roadway right-of-way, and rarely results in vibration levels that cause damage to buildings in the vicinity. However, while vehicular traffic is rarely perceptible, construction has the potential to result in varying degrees of temporary ground vibration, depending on the specific construction activities and equipment used. Ground vibration levels associated with various types of construction equipment are summarized in Table 4.13-4.

⁴¹ Caltrans, Traffic Noise Analysis Protocol, April 2020, p.7-1.

⁴² City of Riverside 24 hour Volume Counts, <https://riversideca.gov/pdf2/traffic-volume-count.pdf>

Table 4.13-3: Vibration Source Levels for Construction Equipment

Equipment	PPV (in/sec) at 25 feet
Small bulldozer	0.003
Jackhammer	0.035
Loaded Trucks	0.076
Large bulldozer	0.089

Source: Federal Transit Administration, *Transit Noise and Vibration Impact Assessment*, September 2018.

The closest residence to the Project property line is minimally 15 feet from the property line. The estimated construction vibration level from a large bulldozer (worst case scenario) measured at 15-feet would create a vibration level of 0.191 in/sec which does not exceed the 0.2 in/sec threshold.

Threshold 4.13 (c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			✓	

Impact Analysis

The Project consists of single-family residences and will not expose people to excessive aircraft noise. The nearest airport is Riverside Municipal Airport located approximately 2.82 miles southeast of the Project site. According to *Map RI-3, Noise Compatibility Contours Riverside Municipal Airport, Land Use Compatibility Plan*, the southwest section of the Project site is located outside the 55 CNEL Noise Impact Zone. Standard building design and construction methods would provide adequate noise attenuation to comply with the indoor noise standard of 45 CNEL and thereby not expose residents of the Project to excessive noise levels.⁴³

⁴³ Riverside County Airport Land Use Commission, *Riverside Municipal Airport Land Use Compatibility Plan, Noise Compatibility Contours, December, 2004*. Available at: <http://www.rcaluc.org/Portals/13/PDFGeneral/plan/newplan/20-%20Vol.%201%20Riverside%20Municipal.pdf>

4.14 Population And Housing

Threshold 4.14 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	

Impact Analysis

The Project site is located in a developed area of the City and is served by existing water and sewer facilities, gas and electric utilities, and improved roadways. No additional infrastructure will be needed to serve the Project other than connection to infrastructure adjacent to the site.

Based on the California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2022*, the City's population as of April 1, 2022 is 104,828 with a ratio of persons per household of 3.72.⁴⁴ Based on the number of dwelling units times 3.72 persons per dwelling unit, the proposed Project would increase the City's population by approximately 22 persons assuming all residents came from outside the City. (3.72 persons/du with 6 units). An increase of 22 in relation to the current population of 104,828 represents an increase of 0.21% and would not induce substantial population growth.

Threshold 4.14 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

Impact Analysis

The Project site consists of a single residence and nursery uses. Therefore, implementation of the Project would not displace a substantial number of existing housing, nor would it necessitate the construction of replacement housing elsewhere.

⁴⁴ <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2022/>

4.15 Public Services

Threshold 4.15 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			✓	

FIRE PROTECTION

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.15-1 The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.

PPP 4.15-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.

The Riverside County Fire Department provides fire protection services to the Project area. The Project would be primarily served by the Riverside County City of Jurupa Valley Fire Station No. 16 located approximately 1.1 roadway miles southwest of the Project site at 9270 Limonite Avenue.

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

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

Furthermore, the Municipal Code requires payment of the Development Impact Fee to assist the City in providing for fire protection services.⁴⁵ Payment of the Development Impact Fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Based on the above analysis, with implementation of **PPP 4.14-1** and **PPP 4.14-2**, impacts related to fire protection are less than significant.

POLICE PROTECTION

Impact Analysis

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 to ensure compliance:

PPP 4.15-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.

The Riverside County Sheriff's Department provides community policing to the Project area via the Jurupa Valley Station located at 7477 Mission Boulevard, Jurupa Valley, CA. The Project would increase the demand for police protection services. The Municipal Code requires payment of the Development Impact Fee to assist the City in providing for public services, including police protection services⁴⁶. 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

⁴⁵ City of Jurupa Valley, *Municipal Code Chapter 3.75, Development Impact Fee*, June 10, 2020. Available at: <https://www.jurupavalley.org/168/Municipal-Code>

⁴⁶ Ibid.

sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project.

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

Based on the above analysis, with implementation of **PPP 4.15-2**, impacts related to police protection are less than significant.

SCHOOLS

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.15-3 Prior to the issuance of building permits, the Project Applicant shall pay required development impact fees to the Jurupa Unified School District following protocol for impact fee collection.

The Project proposes six (6) new housing units that may directly create additional students to be served by the Jurupa Unified School District. However, the Project would be required to contribute fees to the Jurupa Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services.

PARKS

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.15-4 Prior to the issuance of a building permit, the Project Applicant shall pay required park development impact fees to the Jurupa Area Recreation and Park District pursuant to District Ordinance No. 01-2007 and 02-2008.

The Project proposes six (6) new housing units that may increase the overall population of the City (assuming some residents will come from outside the city limits) and generate additional need for parkland. The payment of development impact fees will reduce any indirect Project impacts related to parks.

OTHER PUBLIC FACILITIES

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.15-2 above is applicable to the Project.

As noted in the response to Issue 4.14(a), *Population and Housing*, of this Initial Study, development of the Project would add approximately 22 persons to the population of the City assuming that all new residents come from outside the City limits. This low number of persons in relation to the current population of 104,828 would not significantly increase the demand for public services, including public health services and library services which would require the construction of new or expanded public facilities.

The Municipal Code requires payment of the Development Impact Fee to assist the City in providing for public services. Payment of the Development Impact Fee would ensure that the Project provides fair share of funds for additional public services. These funds may be applied to the acquisition and/or construction of public facilities.⁴⁷

Based on the above analysis, with implementation of **PPP 4.14-2** above, impacts related to other public facilities are less than significant.

4.16 Recreation

Threshold 4.16 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			✓	

Impact Analysis

Plans, Policies, or Programs (PPP)

The following applies to the Project and would reduce impacts relating to other public facilities. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

⁴⁷ Ibid.

PPP 4.16-1 Prior to the issuance of a building permit, the Project Applicant shall pay required park development impact fees to the Jurupa Area Recreation and Park District pursuant to District Ordinance No. 01-2007 and 02-2008.

As noted in the response to Issue 4.14(a), *Population and Housing*, of this Initial Study, development of the Project would add approximately 22 persons to the population of the City assuming that all new residents come from outside the City limits. This low number of persons in relation to the City population of 104,828 would not cause a substantial physical deterioration of any recreational facilities or would accelerate the physical deterioration of any recreational facilities. The payment of Development Impact Fees will reduce any indirect Project impacts related to recreational facilities.

Threshold 4.16 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?			✓	

Impact Analysis

As noted in the response to Issue 4.14(a), *Population and Housing*, of this Initial Study, development of the Project would add approximately 22 persons to the population of the City assuming that all new residents come from outside the City limits. This low number of persons in relation to the City population of 104,828 would not require the construction or expansion of recreational facilities which might have an adverse effect on the environment. No onsite or offsite parks or recreational improvements are proposed or required as part of the Project.

4.17 Transportation

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

Trip Generation Memo and Queing Analysis, K2 Traffic Engineers, March 14, 2022 and is included as Appendix G.

Threshold 4.17(a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			✓	

Impact Analysis

The Project site is served by transit service by the Riverside Transit Agency (RTA). There are existing RTA bus stops on Limonite Avenue served by Route #29 with service along Van Buren Boulevard by Route #21 both with service to the Pedley Metrolink Station located 1.2 road miles southeast of the site. The Project is not proposing any improvements that would interfere with current transit service. The Project will provide adequate pedestrian facilities, including upgrading the existing sidewalks along public streets abutting the site, as necessary.

Threshold 4.17(b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?		✓		

Impact Analysis

Changes to California Environmental Quality Act (CEQA) Guidelines were adopted in December 2018, which require all lead agencies to adopt Vehicle Miles Traveled (VMT) as a replacement for automobile delay-based level of service (LOS) as the new measure for identifying transportation impacts for land use projects. This statewide mandate took effect July 1, 2020. Impacts related to LOS will be evaluated through the City's development review process apart from CEQA.

The *Jurupa Valley Traffic Impact Analysis Guidelines* provide several screening thresholds for determining if a VMT analysis is required. A project VMT analysis would not be required if a project is located in a Transit Priority Area (TPA) or a low VMT area, or if the project is a local serving retail project or other neighborhood use, including projects that generate fewer than 250 daily trips.

Based on the Vehicle Miles Traveled (VMT) Assessment conducted in Trip Generation Memo and Queuing Analysis the proposed Project will screen-out, as the Project is in a Low VMT-generating Area and is a local serving project generating less than 250 daily trips.

Therefore, the project's impacts under CEQA for traffic and transportation will be less than significant.

Threshold 4.17(c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	

Impact Analysis

Access to the site is already in place from the roadways abutting the Project site. The Project is proposing the following street improvements that will meet City standards.

56th Street improvements:

56th Street is classified as a collector road with an ultimate right-of-way width of 74-ft. Dedication along the project frontage to meet the ultimate half width will be required. (12-ft dedication)

- a) Section shall include 40-foot paved section
- b) Parkway shall be 17 feet. Parkway improvements will be required; including but are not limited to, curb & gutter, sidewalk, drive approaches, and landscaping.
- c) Half-width pavement rehabilitation along the project's frontage. Scope to be determined and approved by the City Engineer.

Van Buren Boulevard improvements:

Van Buren Boulevard is identified as an Expressway per the City's General Plan. Ultimate right-of-way width as identified in the General Plan (220-ft) will not be feasible because of the Union Pacific Railroad right-of-way to the east of the site. Improvements to include, but not limited to, the following:

- a) A modified section to provide 81-feet of right-of-way width from the median centerline to the property line, will be required.
- b) Street improvements shall include parkway improvements to provide a 6-foot sidewalk at ultimate location, and landscaped parkway improvements. Project applicant is responsible for the road widening improvements along with project frontage. (Review of preliminary design shall determine if in-lieu fee for the construction of improvements will be required instead).

- c) If feasible, applicant will be required to provide multi-use path (Class 1 bike) on Van Buren Boulevard; as identified on the City's Circulation Master Plan for Bicyclists & Pedestrians.
- d) Improvements shall transition and tie into existing improvements.
- e) Abutter access rights restriction will be required along Van Buren Boulevard.

In addition, the Project is located in an area developed with residential uses. The Project would not be incompatible with existing development in the surrounding area to the extent that it would create a transportation hazard because of an incompatible use.

Threshold 4.17(d). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in inadequate emergency access?				✓

Impact Analysis

The Project primarily would take access from 56th Street from Van Buren Boulevard. During the course of the preliminary review of the Project, the Project's transportation design was reviewed by the City's Engineering Department, County Fire Department, and County Sheriff's Department to ensure that adequate access to and from the site would be provided for emergency vehicles.

4.18 Tribal Cultural Resources

Threshold 4.18 (a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?				✓

Impact Analysis

Historic Context

Research identified the current Project area as a general location associated with Native American occupation and/or use during prehistoric and protohistoric periods. It is also an area associated with historic Mexican period rancho activity, American period ranching and farming activity, and, more recently, residential and recreational activity.

Research and Conclusions

A historic city directory records search was conducted as part of the Environmental Site Assessment (ESA) Phase 1 for the site by Robin Environmental Management, which included reviewing historic topographical maps, historic aerial photographs, and site development/occupancy history.

Based on the research prior to 1950 the site was vacant and undeveloped, from the 1950's until the 1980's the site was mainly vacant with a residential dwelling unit and detached parking garage, the site was again vacant in the 1990's until the early 2000's, starting in 2005 the property has been occupied by various plant nurseries. As there are no identified historic objects or structures on the site there is no impact to historical resources.

Threshold 5.18 (b) 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:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?		✓		

Tribal Cultural Resources consist of the following:

(1) A tribal cultural resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.

(2) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

(A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

(B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

(3) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Native American scoping, pursuant to the requirements of Assembly Bill (AB) 52, was initiated by a request of the Native American Heritage Commission for a Sacred Lands File search and AB 52

contacts list on August 24, 2021. The NAHC responded by letter that the NAHC has no evidence that sacred lands are present on the Project site.

Assembly Bill (AB) 52 created a process for consultation with California Native American Tribes in the CEQA process. Tribal Governments can request consultation with a lead agency and give input into potential impacts to tribal cultural resources before the agency decides what kind of environmental assessment is appropriate for a proposed project.

The Community Development Department notified the following California Native American Tribes per the requirements of AB52:

- Gabrieleño Band of Mission Indians – Kizh Nation
- Soboba Band Luiseño Indians
- San Manuel Band of Mission Indians

As a result of the AB52 consultation process, the Gabrieleño Band of Mission Indians – Kizh Nation requested consultation and the following mitigation measures are required:

Mitigation Measure(s)

MM- TCR-1: Native American Monitoring Agreement: Prior to the issuance of a grading permit, the Permit Applicant shall enter into a Monitoring Agreement with the Consulting Tribe(s) for Native American Monitor(s) to be onsite during ground disturbing activities allowed by the grading permit. 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 AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Public Resources Code §21080.3.1(b). Ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching.

The Monitoring Agreement shall include, but is not limited to, the following provisions:

- a) Provide a minimum of 30 days advance notice to the Consulting Tribe(s) of all ground disturbing activities.
- b) In conjunction with the Archaeological Monitor(s) required by Mitigation Measure **MM-CR-1** under Section 4.5, Cultural Resources, of the Initial Study/Mitigated Negative Declaration for MA21215, the Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.
- c) The onsite monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Native American Tribal Monitor(s) have indicated that all upcoming ground disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources.

The Project Proponent shall submit a fully executed copy of the Monitoring Agreement to the City of Jurupa Valley Community Development Department to ensure compliance with this mitigation measure. If there are multiple Consulting Tribes involved, a separate Monitoring

Agreement is required for each. The Monitoring Agreement shall not modify any condition of approval or mitigation measure.

MM-TCR-2: Unanticipated Discovery: The Permit Applicant or any successor in interest shall comply with the following for the life of the grading permit. If, during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:

- a) Ground disturbing activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. Ground disturbing activities are allowed on the remainder of the Project Site.
- b) The Consulting Tribe(s), the Project Archaeologist (retained by the Permit Applicant under Mitigation Measure **MM-CR-1**, Retain Professional Archaeologist, of this Initial Study/Mitigated Negative Declaration document for MA21215), and the City of Jurupa Valley Community Development Department shall meet and confer, and discuss the find with respect to the following:
 1. Determine if the resource is a Tribal Cultural Resource as defined by Public Resources Code §21074, if so:
 2. Determine if the resource is listed or eligible for listing in the California Register on a “Local register of historical or resources” pursuant to Public Resources Code §5020.1 (k); or
 3. Pursuant to Public Resources Code § 5024.1 (c) as it pertains to the Consulting Tribe(s): (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage, (2) Is associated with the lives of persons important in our past, (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values, or (4) Has yielded, or may be likely to yield, information important in prehistory or history.
- c) If the resource(s) are Native American in origin [and not a historical resource as defined by Public Resources Code §5020.1 (k) or §5024.1 (c)], the Consulting Tribe will retain it/them in the form and/or manner the Consulting Tribe(s) deems appropriate, for educational, cultural and/or historic purposes. If multiple Consulting Tribes(s) are involved, and a mutual agreement cannot be reached as to the form and manner of disposition of the resource(s), the City shall request input from the Native American Heritage Commission and render a final decision.
- d) If the resource(s) is both a tribal cultural resource and a historic resource, the Project Archaeologist, the Consulting Tribe(s), and the City of Jurupa Valley Community Development Department shall meet and confer and discuss the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural and historic resource. Treatment, at a minimum, shall be consistent with Public

Resources Code § 21084.3 (b). The appropriate treatment shall be prepared in conjunction with the Archaeological Treatment plan required by Mitigation Measure **MM-CR-2** of the Initial Study/Mitigated Negative Declaration for MA21215. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

MM-TCR-3: Final Report: If a Tribal cultural resource is also a historic resource defined above, the resource shall be included in the Final Report required by Mitigation Measure **MM-CR-2** of the Initial Study/Mitigated Negative Declaration for MA21215.

4.19 Utilities And Service Systems

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

Initial Water and Sewer Availability, Jurupa Community Services District, May 23, 2022 and is included as Appendix H.

Threshold 4.19 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✓	

Impact Analysis

Water Service

The Project will connect to the existing water service available from the existing 12-inch waterline in 56th Street.

Sewer Service

The Project will connect to the existing sewer service available from the existing 8-inch diameter line in 56th Street.

Storm Drainage Improvements

In the proposed condition, the proposed drainage pattern will mimic the existing patterns, directing runoff to the northwesterly boundary of the site. There are six (6) drainage areas for the Project site and storm water runoff will sheet across proposed landscape and AC pavement to be intercepted by proposed concrete gutters throughout the drainage areas. The gutters convey flows northwesterly to a proposed catchbasin consisting of five (5) underground tanks

to detain 16,700 cubic feet. Overflows of the underground system will be conveyed by a 24-inch storm drain to discharge to Van Buren Boulevard.

Electric Power Facilities

The Project will connect to the existing Southern California Edison electrical distribution facilities available in the vicinity of the Project site.

Natural Gas Facilities

The Project will connect to the existing Southern California Gas natural gas distribution facilities available in the vicinity of the Project site.

Telecommunication Facilities

Telecommunication facilities include a fixed, mobile, or transportable structure, including, all installed electrical and electronic wiring, cabling, and equipment, all supporting structures, such as utility, ground network, and electrical supporting structures, and a transmission pathway and associated equipment in order to provide cable TV, internet, telephone, and wireless telephone services to the Project site. Services that are not provided via satellite will connect to existing facilities maintained by the various service providers.

Conclusion

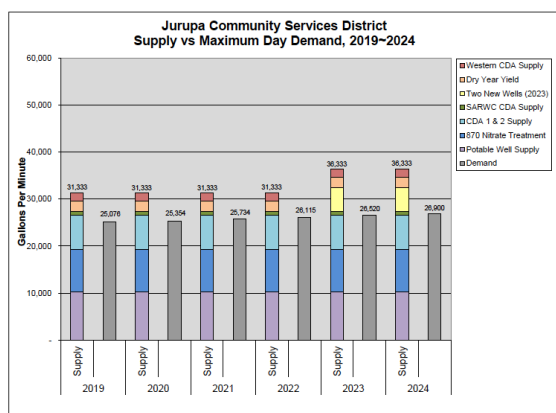
The installation of the facilities at the locations as described above are evaluated throughout this Initial Study. In instances where impacts have been identified, **Plans, Policies, Programs (PPP) or Mitigation Measures (MM)** are required to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this Initial Study would not be required.

Threshold 4.19 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple years?			✓	

Impact Analysis

Water service would be provided to the Project site by Jurupa Community Services District (JCSD). The Project's water demand at 5.52 ac.ft./year was estimated from the data contained in the Initial Water and Sewer Availability Letter from JCSD, Appendix H. JCSD current water supply has sufficient capacity to meet its long-term current customers' needs per the 2020 Urban Water Management Plan, and its short-term current customers' needs and that of the proposed development as shown in Figure 4.19.1, *Jurupa Community Services District Supply vs Maximum Day Demand, 2019-2024*.

The JCSD issued a Initial Water and Sewer Availability Letter that states that water service is available from both the existing 12-inch waterline in 56th Street.

Figure 4.19-1: JCSD Supply vs Maximum Day Demand, 2019-2024

Original 2007-2012 Projection presented to JCSD Board of Directors on November 7, 2007 - Revised January 12, 2021

Threshold 4.19 (c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		✓		

Impact Analysis

Wastewater treatment service would be provided to the Project site by Jurupa Community Services District (JCSD). JCSD maintains 4 MGD capacity rights in the City of Riverside Regional Wastewater Treatment Plant facilities, which will expand to 5 MGD in the year 2030. The JCSD issued an Initial Water and Sewer Availability Letter that states that sewer service is available from the existing 8-inch diameter line in 56th Street. The nearest gravity sewer line to this project is an existing 8-inch diameter sewer line in 56th Street. The development is tributary to the 56th and Felspar Trunk Sewer downstream that has been identified to have capacity limitations. The property is upstream of the proposed H-2: 56th and Felspar Trunk Sewer CIP improvement.

Mitigation Measure

MM- UTIL-1: Sewer Study: Prior to the issuance of building permits, the Project applicant shall submit a sewer study to the Jurupa Community Services District (JCSD) to determine the most effective way to serve the project. The study shall provide and delineate the facility improvement requirements to serve the development. Based upon the results of the study, the developer will be required to construct the required improvements delineated in the study.

Threshold 4.19 (d). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generate solid waste more than State or local standards, or more than the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.19-1 Prior to the issuance of building permits, the Project applicant shall submit a construction waste management plan in compliance with Section 4.408 of the 2013 California Green Building Code Standards.

Solid waste from Jurupa Valley is transported to the Robert A. Nelson Transfer Station and Material Recovery Facility at 1830 Agua Mansa Road. From there, recyclable materials are transferred to third-party providers, and waste materials are transported to various landfills in Riverside County. Solid waste generated during long-term operation of the Project would primarily be disposed at the Badlands Sanitary Landfill and/or El Sobrante Landfill. Table 4.19-1 describes the capacity and remaining capacity of these landfills.

Table 4.19-1: Capacity of Landfills Serving Jurupa Valley

Landfill	Capacity (cubic yards)	Remaining Capacity (cubic yards)	Closure Date
Badlands Sanitary Landfill	34,400,000	7,800,000	1/1/2026
El Sobrante Landfill	209,910,000	143,977,170	1/1/2051

Source: CalRecycle, SWIS Facility/Site Activity Details website, January 2023.

Construction Related Impacts

The California Green Building Standards Code ("CAL Green"), requires all newly constructed buildings to prepare a Waste Management Plan and divert construction waste through recycling and source reduction methods. The City of Jurupa Valley Building and Safety Department reviews and approves all new construction projects required to submit a Waste Management Plan. Mandatory compliance with CAL Green solid waste requirements as required by **PPP 4.19-1** will ensure that construction waste impacts are less than significant.

In addition, as shown in Table 4.19-1 above, the landfills serving the Project site receive well below their maximum permitted daily disposal volume and demolition and construction waste generated by the Project is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Furthermore, none of these regional landfill facilities are expected to reach their total maximum permitted disposal capacities during the Project's

construction period. As such, these regional landfill facilities would have sufficient daily capacity to accept construction solid waste generated by the Project.

Operational Related Impacts

Based on solid waste generation usage obtained from the Project's *CalEEMod Datasheets from* (Appendix A), the Project would generate approximately 6.97 tons of solid waste per year or 0.02 tons per day. Table 14.19-2 compares the Project's waste generation against the remaining landfill capacity.

Table 4.19-2: Project Waste Generation Compared to Landfill Daily Throughput

Landfill	Landfill Daily Throughput (tons per day)	Project Waste (tons per day)	Project Percentage of Daily Throughput
Badlands Sanitary Landfill	4,800	0.02	0.0004%
El Sobrante Landfill	16,054	0.02	0.0001%

As shown on Table 4.19-2, the Project's solid waste generation will add a minimal amount of additional solid waste of the remaining capacity of the Badlands Sanitary Landfill or the El Sobrante Sanitary Landfill. As such, the Project is not anticipated to cause these landfills to exceed their remaining capacities.

Threshold 4.19 (e). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.19-1 shall apply.

The City compels its waste hauler to comply with Assembly Bill 341 (Chapter 476, Statutes of 2011), as amended by Senate Bill 1018, which became effective July 1, 2012 by providing the necessary education, outreach, and monitoring programs and by processing the solid waste from the City's industrial customers through its waste hauler's material recovery facility. The Project would be required to coordinate with the waste hauler to develop collection of recyclable materials for the Project on a common schedule as set forth in applicable local, regional, and State programs.

4.20 Wildfire

Threshold 4.20 (e). Wildfire.	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Is the project located in or near state responsibility areas or lands classified as very high fire hazard severity zones?				✓

Impact Analysis

A wildfire is a nonstructural fire that occurs in vegetative fuels, excluding prescribed fire. Wildfires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition resistant. As stated in the State of California's General Plan Guidelines: *"California's increasing population and expansion of development into previously undeveloped areas is creating more 'wildland-urban interface' issues with a corresponding increased risk of loss to human life, natural resources, and economic assets associated with wildland fires."* To address this issue, the state passed Senate Bill 1241 to require that General Plan Safety Elements address the fire severity risks in State Responsibility Areas (SRAs) and Local Responsibility Areas (LRAs).

According to General Plan Figure 8-11, *Wildfire Severity Zones in Jurupa Valley*, the Project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. As such, Thresholds 4.20 (a) through 4.20 (d) below require no response.

Threshold 4.20 (a) Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantially impair an adopted emergency response plan or emergency evacuation plan?	N/A	N/A	N/A	N/A

Threshold 4.20 (b) Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	N/A	N/A	N/A	N/A

Threshold 4.20 (c) Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	N/A	N/A	N/A	N/A

Threshold 4.20 (d) Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Expose people or structures to significant risks, including downslope or downstream flooding or landslides, because of runoff, post-fire slope instability, or drainage changes?	N/A	N/A	N/A	N/A

4.21 Mandatory Findings Of Significance

Threshold 4.21(a) Does the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓		

Impact Analysis

As indicated in this Initial Study, biological resources, cultural resources, paleontological resources, transportation, and tribal cultural resources may be adversely impacted by Project development. The following mitigation measures are required to reduce impacts to less than significant levels.

- **BIO-1:** Pre-construction Burrowing Owl Survey / Burrowing Owl Protection
- **BIO-2:** Migratory / Nesting Bird Survey and Protection
- **CR-1:** Archaeological Monitoring

- **CR-2:** Archeological Treatment Plan
- **CR-3:** Final Report
- **GEO-1:** Paleontological Monitoring
- **GEO-2:** Paleontological Treatment Plan
- **NOI-1:** Construction Noise Mitigation
- **TCR-1:** Native American Monitoring Agreement
- **TCR-2:** Unanticipated Discovery
- **TCR-3:** Final Reporting
- **UTIL-1:** Sewer Study

Threshold 4.21 (b) Does the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		✓		

The cumulative impacts analysis provided here is consistent with §15130(a) of the CEQA Guidelines, in which the study of cumulative effects of a project is based on two determinations:

- Are the combined impacts of this project and other projects significant?
- If so, is the project’s incremental effect cumulatively considerable, causing the combined impact of the projects evaluated to become significant? The cumulative impact must be analyzed only if the combined effects are significant, and the Project’s incremental effect is found to be cumulatively considerable (CEQA Guidelines 15130(a)(2) and (3)).

The analysis of potential environmental impacts in Section 4.0, Environmental Analysis, of this Initial Study concluded that the Project would have no impact or a less than significant impact for all environmental topics, except Biological Resources, Cultural Resources, Geology and Soils (Paleontological Resources), Noise, Tribal Cultural Resources, and Utilities and Service Systems (installation of facilities that involves disturbance of previously undisturbed land). For these resources, Mitigation Measures are required to reduce impacts to less than significant levels as discussed below.

Biological Resources

As discussed in Section 4.4, Biological Resources, of this Initial Study, future development will impact the available biological resources present on the site. All the vegetation will be removed during future construction activities. However, because construction may not occur immediately, the potential exists for colonization of burrowing owls in the days or weeks preceding ground disturbing activities. Therefore, Mitigation Measure **BIO-1:** Pre-construction Burrowing Owl

Survey / Burrowing Owl Protection and **MM-BIO-2: Migratory / Nesting Bird Survey and Protection** are required.

Development activities will also impact wildlife, and those with limited mobility (i.e., small mammals and reptiles) will experience increases in mortality during the construction phase. More mobile species (i.e., birds, large mammals) will be displaced into adjacent areas and will likely experience minimal impacts. However, the Burrowing Owl and Nesting Birds are known to be located within the regional area. Due to their transient nature, they have the potential to inhabit the site in the future. Therefore, Mitigation Measures **BIO-1** and **BIO-2** are required to ensure any impacts remain less than significant.

The site contains no native vegetation communities within the Project site and is characterized by disturbed/developed land as the result of historical agricultural and anthropogenic disturbances. Development of the project is not expected to have a significant cumulative impact on the overall biological resources in the region given the presence of similar habitat throughout the surrounding region. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Cultural Resources

As discussed in Section 4.5, Cultural Resources, of this Initial Study, the records search, and recently conducted area field surveys did not identify any cultural resources, including historic and prehistoric sites or historic-period buildings within the project site area. Research results, combined with surface conditions, have failed to indicate sensitivity for buried cultural resources. No additional cultural resources work or monitoring is necessary during proposed activities associated with the development of the earthmoving activities. If previously undocumented cultural resources are identified during earthmoving activities, in that case, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation, if necessary, as required by Mitigation Measures **CR-1 through CR-3**. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Geology and Soils (Paleontological Resources)

As discussed in Section 4.7, Geology and Soils, of this Initial Study, the property is situated in the Peninsular Ranges geomorphic province. The Peninsular Ranges province is one of the largest geomorphic units in western North America. It extends from the point of contact with the Transverse Ranges geomorphic province, southerly to the tip of Baja California. Based on field exploration, the area of anticipated improvements is underlain by older alluvium. Alluvium has the potential to contain paleontological resources. Therefore, Mitigation Measures **GEO-1** and **GEO-2** are required. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Tribal Cultural Resources

As discussed in Section 4.18, Tribal Cultural Resources, of this Initial Study, construction and operation of the Project would include activities limited to the confines of the Project site. The tribal consultation conducted through AB5-2 consultation processes determined that the Project is unlikely to adversely affect tribal cultural resources by implementing Mitigation Measures **TCR-**

1 through TCR-3. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Utilities and Service Systems

As discussed in Section 4.19, Utilities and Service Systems, of this Initial Study, the installation and construction of the sewer, water, and storm drainage facilities described below will result in earth moving that may impact Biological Resources, Cultural Resources, Geology, and Soils (Paleontological Resources), Noise, and Tribal Cultural Resources. Potential impacts to these resources are mitigated by Mitigation Measures **BIO-1, BIO-2, CR-1, CR-2, CR-3, GEO-1, GEO-2, NOI-1, and TCR-1 through TCR-3.**

Additionally, the project has received an Initial Water and Sewer Availability Letter from the JCSD which requires the Project to submit a sewer study to the JCSD to determine the most effective way to serve the Project's sewer needs, therefor **MM-UTIL-1** is required.

Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

In instances where impacts have been identified, the Plans, Policies, or Programs were applied to the Project based on federal, state, or local law currently in place that effectively reduces environmental impacts, or Mitigation Measures are required to reduce impacts to less than significant levels. Therefore, potential adverse environmental impacts of the Project, in combination with the impacts of other past, present, and future projects, would not contribute to cumulatively significant effects.

Threshold 4.21 (c) Does the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		

Under this threshold, the types of impacts analyzed consist of those that affect human health and well-being. As indicated by this Initial Study, the Project may cause or result in certain potentially significant environmental impacts that directly affect human beings for construction noise. The construction noise levels from several of the equipment noise levels at the nearest receptors as indicated in Table 4.13-1 are above the the reasonable daytime 80 dBA Leq significance threshold established by the *Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual* and impacts would be significant without mitigation. **Mitigation Measure (MM) NOI-1: Construction Noise Plan**, is required to reduce the potential impacts of construction noise on the residential units on the west project site boundary.

5.0 MITIGATION MONITORING REPORTING PROGRAM

PROJECT NAME: MA21215 Via Verde Estates Residential Project

DATE: August 28, 2023

PROJECT MANAGER: Kumail Raza, Senior Planner

PROJECT DESCRIPTION: The Project proposes a Change of Zone (CZ) from A-1-4 (Light Agriculture – 4 acre minimum) to A-1 (Light Agriculture), and a Tentative Tract map for an six (6) lot residential subdivision on the approximately 4.07 acre site.

PROJECT LOCATION: The Project site is located on approximately 4.07 acres at 9045 56th Street on the east of Van Buren Boulevard and west of Felspar Street. The Project site is identified by the following Assessor Parcel Numbers (APN): 165-040-018 and 019. The Project is mapped on the U.S. Geological Survey Riverside West, Calif. 7.5-minute topographical quadrangle in an unsectioned portion, Range 6 West, Township 2 South.

Throughout this *Mitigation Monitoring and Reporting Program*, reference is made to the following:

- **Plans, Policies, or Programs (PPP)** – These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduce environmental impacts.
- **Mitigation Measures (MM)** – These measures include requirements that are imposed where the impact analysis determines that implementation of the proposed Project would result in significant impacts; mitigation measures are proposed in accordance with the requirements of CEQA.

Any applicable Plans, Policies, or Programs (PPP) were assumed and accounted for in the assessment of impacts for each issue area. Mitigation Measures were formulated only for those issue areas where the results of the impact analysis identified significant impacts. All three types of measures described above will be required to be implemented as part of the Project.

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
AESTHETICS			
PPP 4.1-1 As required by Jurupa Valley Municipal Code section 9.175.030, development standards for A-1 Zone (Light Agriculture) that includes, but is not limited to, development standards for lot size, setbacks, building heights, screening, and automobile storage.	Community Development Department	Prior to the issuance of building permits.	
PPP 4.1-2 As required by Jurupa Valley Municipal Code section 7.50.010, all utilities serving and within the Project site shall be placed underground unless exempted by this section.	Community Development Department	Prior to the issuance of occupancy permits.	
PPP 4.1-3 All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106 or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.	Community Development Department	Prior to the issuance of building permits.	
AIR QUALITY			
PPP 4.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.	Public Works and Engineering Department	During grading	
PPP 4.3-2 The Project is required to comply with the provisions of South Coast Air Quality District Rule 431.2, "Sulphur Content and Liquid Fuels." The purpose of this rule is to limit the sulfur content in diesel and other liquid fuels for the purpose of both reducing the formation of sulfur oxides and particulates during combustion and to enable the use of add-on control devices for diesel fueled internal combustion engines.	Building & Safety Department Engineering Department Community Development Department	During construction	
PPP-4.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, "Architectural Coatings" Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings.	Building & Safety Department	During construction	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 4.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 “PM10 Emissions from Paved and Unpaved Roads and Livestock Operations” and Rule 1186.1, “Less-Polluting Street Sweepers.” Adherence to Rules 1186 and 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.	Building & Safety Department Engineering Department Community Development Department	During construction and on-going.	
PPP 4.3-5 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 “Nuisance.” Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.	Building & Safety Department Engineering Department Community Development Department	On-going	
BIOLOGICAL RESOURCES			
PPP 4.4-1 The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) as required by Municipal Code Chapter 3.80.	Community Development Department	Prior to the issuance of a building permit	
<u>MM-BIO-1: Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection.</u> To avoid project-related impacts to burrowing owls potentially occurring on or in the vicinity of the project site, a pre-construction presence/absence survey for burrowing owl within the Impact Site (and 500- foot survey buffer) where suitable habitat is present in accordance with the March 2006 Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area shall be conducted by a qualified biologist within 30 days prior to the commencement of ground disturbing activities including vegetation clearing, grubbing, tree removal, or site watering. In addition, a preconstruction survey for burrowing owl shall be conducted within 3 days prior to initiation of Project activities and reported to CDFW. Additionally, if ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey shall again be necessary to minimize the possibility burrowing owl have not colonized the site since it was last disturbed. If burrowing owls are found, the same coordination described above shall be necessary.	Community Development Department	Prior to the issuance of a grading permit.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>If no burrowing owls are observed during the survey, site preparation and construction activities may begin. If burrowing owl are present, If active burrowing owl burrows are detected during the breeding season within the survey area, then avoidance or minimization measures shall be undertaken in consultation with the City of Jurupa Valley, California Department of Fish and Wildlife (CDFW) and US Fish and Wildlife Service (USFWS). CDFW shall be sent written notification within 48 hours of detection of burrowing owls. If active nests are identified on an implementing project site during the pre-construction survey, the Project applicant shall not commence activities until no sign is present that the burrows are being used by adult or juvenile owls or following CDFW approval of a Burrowing Owl Plan as described below. If owl presence is difficult to determine, a qualified biologist shall monitor the burrows with motion-activated trail cameras for at least 24 hours to evaluate burrow occupancy. The onsite qualified biologist will verify the nesting effort has finished according to methods identified in the Burrowing Owl Plan.</p> <p>The qualified biologist and Project Applicant shall coordinate with the City, CDFW, and USFWS to develop a Burrowing Owl Plan to be approved by the City, CDFW, and USFWS prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, relocation, monitoring, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls or information on the adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The City will implement the Burrowing Owl Plan following CDFW and USFWS review and approval.</p>			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>If active burrowing owl burrows are detected outside the breeding season or during the breeding season and its determined nesting activities have not begun (or are complete), then passive and/or active relocation may be approved following consultation with the City of Jurupa Valley and CDFW. within Impact Site(s) during Project implementation and construction, the Project applicant shall notify CDFW immediately in writing within 48 hours of detection. A Burrowing Owl Plan will be submitted to CDFW for review and approval within two weeks of detection and no Project activity will continue within 1000 feet of the burrowing owls until CDFW approves the Burrowing Owl Plan. The City shall be responsible for implementing appropriate avoidance and mitigation measures, including burrow avoidance, passive or active relocation, or other appropriate mitigation measures as identified in the Burrowing Owl Plan.</p> <p>A final report shall be prepared by a qualified biologist documenting the results of the burrowing owl surveys and detailing avoidance, minimization, and mitigation measures. The final report will be submitted to the City and CDFW within 30 days of completion of the survey and burrowing monitoring for mitigation monitoring compliance record keeping.</p>			
<p>MM- BIO-2: Nesting Bird Protection. To maintain compliance with the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513, site preparation activities (such as ground disturbance, construction activities, and/or removal of trees and vegetation) should be conducted, to the greatest extent possible, outside of the nesting season. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including disking, vegetation grubbing, and grading.</p>	Community Development Department	Prior to the issuance of a tree removal or grading permit.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>The survey area will include the project impact footprint and a 500-foot buffer where legal access is granted around the disturbance footprint. Within 72 hours of the nesting bird survey, all areas surveyed by the biologist will be cleared by the Contractor or a supplemental nesting bird survey is required. The survey results shall be provided to the City's Community Development Department. The Project Applicant shall adhere to the following:</p> <ol style="list-style-type: none"> 1. Applicant shall designate a biologist (Designated Biologist) experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures. 2. Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate. <p>If no nesting birds are observed during the survey, site preparation and construction activities may begin. If active nests or nesting birds (including nesting raptors) are identified during the nesting bird survey, avoidance buffers shall be implemented as determined by a qualified biologist and approved by the City of Jurupa Valley, based on their best professional judgement and experience. The buffer areas shall be avoided until the Project biologist determines the young have fledged</p>			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>and dispersed or it is confirmed that the nest has been unsuccessful or abandoned. The buffer shall be of a distance to ensure avoidance of adverse effects to the nesting bird by accounting for topography, ambient conditions, species, nest location, and activity type. All nests shall be monitored as determined by the qualified biologist until nestlings have fledged and dispersed or it is confirmed that the nest has been unsuccessful or abandoned. The Designated Biologist shall monitor the nest at the onset of project activities, and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. The qualified biologist shall halt all construction activities within proximity to an active nest if it is determined that the activities are harassing the nest and may result in nest abandonment or take. The qualified biologist shall also have the authority to require implementation of avoidance measures related to noise, vibration, or light pollution if indirect impacts are resulting in harassment of the nest. Work can resume within these avoidance areas when no other active nests are found. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the City for mitigation monitoring compliance record keeping.</p>			
CULTURAL RESOURCES			
<p>PPP 4.5-1 The project is required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq.</p>	Public Works and Engineering Department	Prior to the issuance of grading permits and during construction.	
<p>MM- CR-1: Archaeological Monitoring. Prior to the issuance of grading permits, the Permit Applicant shall provide evidence to the City of Jurupa Valley Community Development Department that a qualified professional archaeologist (Professional Archaeologist) that is listed on the City of Jurupa Valley Cultural Resources Consultant List or the Cultural Resource Consultant List maintained by the County of Riverside Planning Department, has been contracted to implement Archaeological Monitoring for the area of impact for the Project. Monitoring shall be</p>	Community Development Department	Prior to the issuance of a grading permit, the complete text of MM CR-1 shall be placed on the grading plan.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>conducted in coordination with the Consulting Tribe(s), defined as a Tribe that initiated the tribal consultation process for the Project as provided for in Public Resources Code §21080.3.1(b) ("AB52") and has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City. Monitoring shall address the details of all ground-disturbing activities and provides procedures that must be followed to avoid or reduce potential impacts on cultural, archaeological, and tribal cultural resources to a level that is less than significant.</p> <p>A fully executed copy of the Archaeological Monitoring Agreement shall be provided to the City of Jurupa Valley Community Development Department to ensure compliance with this measure. If the resource is significant, Mitigation Measure CR-2 shall apply.</p>			
<p>MM- CR-2: Archaeological Inadvertent Discovery. The Project Archaeologist shall prepare and implement a treatment plan to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall be per CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code § 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementing archaeological data recovery excavations to remove the resource and subsequent laboratory processing and analysis. If historic Native American tribal cultural resources are involved, the Treatment Plan shall be coordinated with the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through TCR-3 of the Initial Study/Mitigated Negative Declaration for MA21215.</p>	Public Works and Engineering Department Community Development Department	Prior to the issuance of a grading permit, the complete text of MM CR-2 shall be placed on the grading plan.	
<p>MM- CR-3: Final Report: A final report containing the significance and treatment findings shall be prepared by the Project Archaeologist and submitted to the City of Jurupa Valley Community Development Department and the Eastern Information Center, University of California, Riverside. If a historic tribal cultural resource is involved, a copy shall be</p>	Public Works and Engineering Department Community Development Department	Prior to the issuance of a grading permit, the complete text of MM CR-3 shall be placed on the grading plan.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
provided to the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through 3 of the Initial Study/Mitigated Negative Declaration for MA21215.			
GEOLOGY AND SOILS			
PPP 4.7-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the <i>California Building Code</i> to preclude significant adverse effects associated with seismic hazards.	Building & Safety Department	Prior to the issuance of building permits.	
PPP 4.10-1 through PPP 4.10-3 in Section 4.10, <i>Hydrology and Water Quality</i> shall apply.	Engineering Department	Prior to the issuance of a grading permit and during operation.	
MM-GEO-1: Paleontological Monitoring. Prior to the issuance of grading permits, a qualified Paleontologist shall be retained to conduct monitoring as necessary during ground-disturbing activities such as vegetation removal, grading, and other excavations related to the project. The Paleontologist shall be present at the pre-grade conference and shall establish a schedule for paleontological resource surveillance based on the nature of planned activities. The Paleontologist shall establish, in cooperation with the lead agency, procedures for temporarily halting or redirecting work, if any is ongoing, to permit the sampling, identification, and evaluation of cultural resources as appropriate. If the paleontological resources are found to be significant, the Paleontologist/Monitor shall determine appropriate actions, in cooperation with the lead agency, for exploration and/or salvage. Significant sites that cannot be avoided will require data recovery measures and shall be completed upon approval of a Data Recovery Plan.	Community Development Department	Prior to the issuance of a grading permit, the complete text of MM GEO-1 shall be placed on the grading plan.	
MM-GEO-2: Paleontological Treatment Plan Prior to the issuance of grading permits, a qualified paleontologist shall be retained to observe ground-disturbing activities and recover fossil resources as necessary when construction activities will impact the older Quaternary Alluvium.	Public Works and Engineering Department Community Development Department	Prior to the issuance of a grading permit, the complete text of MM GEO-2 shall be placed on the grading plan.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
The Paleontologist will attend the pre-grade conference and establish procedures and protocols for paleontological monitoring and to temporarily halt ground-disturbing activities to permit sampling, evaluation, and recovery of any discovery. Substantial excavations below the uppermost layers (more than 3 feet below surface) should be monitored. Sediment samples should be recovered to determine the small-fossil potential of the site. If a discovery is determined to be significant, additional excavations and salvage of the fossil may be necessary to ensure that any impacts to it are mitigated to a less than significant level.			
GREENHOUSE GAS EMISSIONS			
PPP 4.8-1 Prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Energy Code, (Part 6 of Title 24 of the California Code of Regulations) and the California Green Building Standards Code, 2019 Edition (Part 11 of Title 24 of the California Code of Regulations).	Building & Safety Department	Prior to the issuance of building permits.	
PPP 4.8-2 As required by Municipal Code Section 9.283.010, <i>Water Efficient Landscape Design Requirements</i> , prior to the approval of landscaping plans, the Project proponent shall prepare and submit landscape plans that demonstrate compliance with this section.	Building & Safety Department	Prior to the issuance of building permits.	
HYDROLOGY AND WATER QUALITY			
PPP 4.10-1 As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section B (1)</i> , any person performing construction work in the city shall comply 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 BMPs that may be implemented to prevent such deterioration and shall identify the manner	Public Works and Engineering Department	Prior to the issuance of grading permits.	

of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer.			
PPP 4.10-2 As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section B (2)</i> , 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.	Public Works and Engineering Department	Prior to the issuance of grading permits and during construction.	
<p>PPP 4.10-3 As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section C</i>, 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 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 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:</p> <p>(1) Increase permeable areas by leaving highly porous soil and low-lying area undisturbed by:</p> <ul style="list-style-type: none"> (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. 	Public Works and Engineering Department	Prior to the issuance of grading permits and during operation.	

<p>(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:</p> <ul style="list-style-type: none"> (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. <p>(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.</p> <p>(4) Rain gardens may be proposed in-lieu of a water quality basin when applicable and approved by the City Engineer.</p>			
NOISE			
<p>MM - NOI-1-Construction Noise Mitigation. Prior to the issuance of a grading permit, the following notes shall be included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.</p> <p>a) Haul truck deliveries shall be limited to between the hours of 6:00am to 6:00pm during the months of June through September and 7:00am to 6:00pm during the months of October through May.</p> <p>b) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.</p>	Community Development Department	Prior to the issuance of a grading permit.	

<p>c) All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receptors adjacent to the Project site.</p> <p>d) Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receptors.</p> <p>e) Grading within 50 feet along the northern project site boundary shall be limited to 4-hours per day to reduce the impact of grading equipment noise on the adjacent residential structures.</p>			
PUBLIC SERVICES			
PPP 4.15-1 The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.	Fire Department	Prior to issuance of a building permit or occupancy permit as determined by the Fire Department.	
PPP 4.15-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.	Building & Safety Department	Per Municipal Code Chapter 3.75.	
PPP 4.15-3 Prior to the issuance of any building permit, the Project Applicant shall pay required development impact fees to the Jurupa Unified School District following protocol for impact fee collection.	Building & Safety Department	Prior to the issuance of building permits.	
PPP 4.15-4 & 4.16-1 Prior to the issuance of any building permit, the Project Applicant shall pay required park development impact fees to the Jurupa Area Recreation and Park District pursuant to District Ordinance No. 01-2007 and 02-2008.	Building & Safety Department	Prior to the issuance of building permits.	
RECREATION			
PPP 4.16-1 Prior to the issuance of any building permit, the Project Applicant shall pay required park development impact fees to the Jurupa	Building & Safety Department	Prior to the issuance of building permits.	

Area Recreation and Park District pursuant to District Ordinance No. 01-2007 and 02-2008.			
TRIBAL CULTURAL RESOURCES			
<p>MM- TCR-1: Native American Monitoring Agreement. Prior to the issuance of a grading permit, the Permit Applicant shall enter into a Monitoring Agreement with the Consulting Tribe(s) for Native American Monitor(s) to be onsite during ground disturbing activities allowed by the grading permit. 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 AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Public Resources Code §21080.3.1(b). Ground disturbing activities include excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching.</p> <p>The Monitoring Agreement shall include, but is not limited to, the following provisions:</p> <ul style="list-style-type: none"> a) Provide a minimum of 30 days advance notice to the Consulting Tribe(s) of all ground disturbing activities. b) Conduct a Pre-grade meeting with the Project Archaeologist, Consulting Tribe(s), and grading contractor. c) In conjunction with the Archaeological Monitor(s) required by Mitigation Measure CR-1 under Section 4.5, Cultural Resources, of the Initial Study/Mitigated Negative Declaration for MA21215, the Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. d) The onsite monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Native American Tribal Monitor(s) have indicated that all upcoming ground disturbing 	Community Development Department	Prior to the issuance of a grading permit.	

<p>activities at the Project Site have little to no potential for impacting Tribal Cultural Resources.</p> <p>The Project Proponent shall submit a fully executed copy of the Monitoring Agreement to the City of Jurupa Valley Community Development Department to ensure compliance with this mitigation measure. If there are multiple Consulting Tribes involved, a separate Monitoring Agreement is required for each. The Monitoring Agreement shall not modify any condition of approval or mitigation measure.</p>			
<p>MM-TCR-2: Unanticipated Discovery: The Permit Applicant or any successor in interest shall comply with the following for the life of the grading permit. If, during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:</p> <ul style="list-style-type: none"> a) Ground disturbing activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. Ground disturbing activities are allowed on the remainder of the Project Site. b) In the event the unanticipated discovery includes human remains and/or cremations no photographs are to be taken except by the coroner, with written approval from the Consulting Tribe(s). c) The Consulting Tribe(s), the Project Archaeologist (retained by the Permit Applicant under Mitigation Measure CR-1, Retain Professional Archaeologist, of this Initial Study/Mitigated Negative Declaration document for MA21215, and the City of Jurupa Valley Community Development Department shall meet and confer, and discuss the find with respect to the following: <ul style="list-style-type: none"> 1. Determine if the resource is a Tribal Cultural Resource as defined by Public Resources Code §21074, if so: 2. Determine if the resource is listed or eligible for listing in the California Register on a "Local register of historical or resources" pursuant to Public Resources Code §5020.1 (k); or 	<p>Community Development Department and Engineering Department</p>	<p>Prior to the issuance of a grading permit.</p>	

<p>3. Pursuant to Public Resources Code § 5024.1 (c) as it pertains to the Consulting Tribe(s): (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage, (2) Is associated with the lives of persons important in our past, (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values, or (4) Has yielded, or may be likely to yield, information important in prehistory or history.</p> <p>d) If the resource(s) are Native American in origin [and not a historical resource as defined by Public Resources Code §5020.1 (k) or §5024.1 (c)], the Consulting Tribe will retain it/them in the form and/or manner the Consulting Tribe (s) deems appropriate, for educational, cultural and/or historic purposes. If multiple Consulting Tribes (s) are involved, and a mutual agreement cannot be reached as to the form and manner of disposition of the resource(s), the City shall request input from the Native American Heritage Commission and render a final decision.</p> <p>e) If the resource(s) is both a tribal cultural resource and a historic resource, the Project Archaeologist, the Consulting Tribe (s), and the City of Jurupa Valley Community Development Department shall meet and confer and discuss the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural and historic resource. Treatment, at a minimum, shall be consistent with Public Resources Code § 21084.3 (b). The appropriate treatment shall be prepared in conjunction with the Archaeological Treatment plan required by Mitigation Measure CR-2 of the Initial Study/Mitigated Negative Declaration for MA21215. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.</p>			
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MM - TCR-3: Final Report: If a Tribal cultural resource is also a historic resource defined above, the resource shall be included in the Final Report required by Mitigation Measure CR-2 of the Initial Study/Mitigated Negative Declaration for MA21215.	Community Development Department	Prior to the issuance of a grading permit.	
UTILITY AND SERVICE SYSTEMS			
PPP 4.19-1 The Project shall comply with Section 4.408 of the 2013 California Green Building Code Standards, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills.	Building & Safety Department	Prior to the issuance of building permits.	
MM- UTIL-1: Sewer Study: Prior to the issuance of building permits, the Project applicant shall submit a sewer study to the Jurupa Community Services District (JCSD) to determine the most effective way to serve the project. The study shall provide and delineate the facility improvement requirements to serve the development. Based upon the results of the study, the developer will be required to construct the required improvements delineated in the study.	Building & Safety Department	Prior to the issuance of building permits.	

ATTACHMENT NO. 2

Plans

VIA VERDE ESTATES

(6) SINGLE FAMILY HOUSE DEVELOPMENT (MA21215)

REQUESTED ENTITLEMENTS:

- A. CHANGE OF ZONE FROM A-1-4 TO A-1
- B. TENTATIVE TRACT MAP FOR SIX (6) NEW LOTS ON 4.07 ACRE SITE
- C. VARIANCE FOR MIN. LOT WIDTH OR MIN. LOT DEPTH OF LOT 1, 2, 5, AND 6

FINAL REVIEW REVISION SET

Jurupa Valley, California
September, 2023

SYoon Architects

TABLE OF CONTENT

PLEASE REFER TO MARKED ✓
SHEETS FOR THE FINAL
REVIEW REVISIONS OF THE
INTERIM CONDITION IN THE
PROPOSED ACCESS EASEMENT

19B. LANDSCAPE PRELIMINARY PLAN (ULTIMATE CONDITION)	✓ 00. COVER
20. LANDSCAPE PLANTING DETAILS	✓ 01. PROJECT SUMMARY A
21. LANDSCAPE PLANT IMAGES	✓ 02. PROJECT SUMMARY B
22. LANDSCAPE PRELIMINARY ELEVATION	03. VICINITY MAP
✓ 23. TENTATIVE TRACT MAP 37538	04. AERIAL MAP
✓ 24. CONCEPTUAL GRADING PLAN	05. PHOTO SURVEY A
	06. PHOTO SURVEY B
	07. PHOTO SURVEY C
	08. ZONE EXHIBIT
	✓ 09. SITE PLAN
	10. WALL & FENCE PLAN
	11. HOUSE-A GROUND FLOOR PLAN
	12. HOUSE-A ROOF PLAN
	13. HOUSE-A ELEVATIONS
	14. HOUSE-A 3D RENDERING
	15. HOUSE-B GROUND FLOOR PLAN
	16. HOUSE-B ROOF PLAN
	17. HOUSE-B ELEVATIONS
	18. HOUSE-B 3D RENDERING
	✓ 19A. LANDSCAPE PRELIMINARY PLAN (INTERIM CONDITION)

PROPERTY OWNER:

SUN P. KIM
16448 NORWALK BLVD
CERRITOS, CA 90703
TEL: (951) 897-5511
EMAIL: sunkim7539@gmail.com

DEVELOPER:

SUN P. KIM
16448 NORWALK BLVD
CERRITOS, CA 90703
TEL: (951) 897-5511
EMAIL: sunkim7539@gmail.com

ARCHITECT:

SYOON ARCHITECTS
SOO(SEAN) H. YOON
(LICENSE #: C26992)
13458 FELSON ST.
CERRITOS, CA 90703
TEL: (562) 455-3159
EMAIL: syoonaia@gmail.com

PROJECT SUMMARY A

PROPERTY INFORMATION:

PROPERTY ADDRESS (2 PARCELS):	9045 56TH ST. & 6371 VAN BUREN BLVD JURUPA VALLEY, CA 92509
APN (2 PARCELS):	165-040-018-5 & 165-040-019-6
ZONE:	A-1-4 (LIGHT AGRICULTURAL)
LOT SIZE:	4.07 ACRES

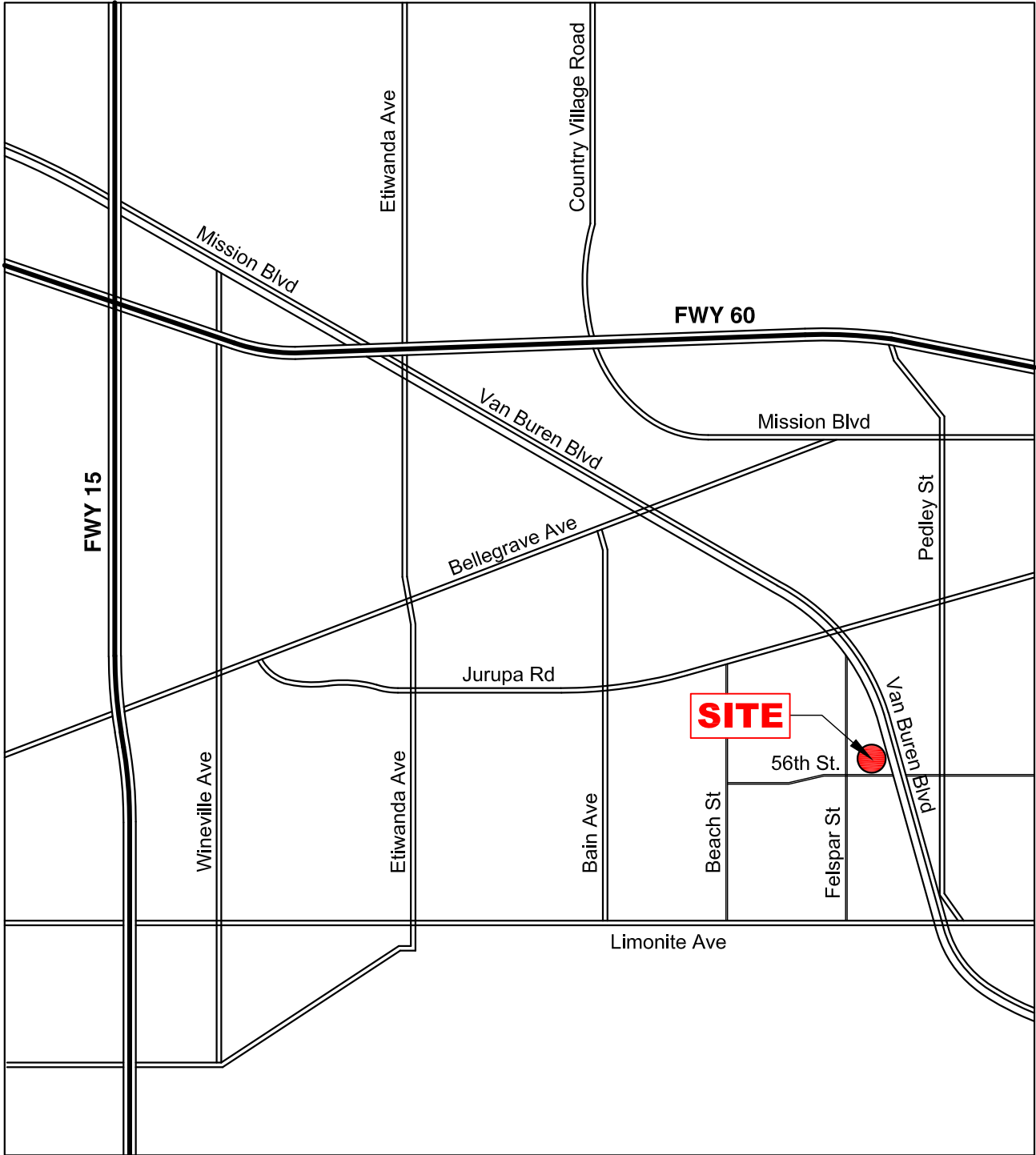
PROJECT DESCRIPTION:

THIS PROJECT IS PROPOSING A CHANGE OF ZONE FROM A-1-4 (MIN. 4-ACRE LOT PER UNIT) TO A-1 (MIN. 20,000 S.F. LOTS PER UNIT), A TENTATIVE TRACT MAP TO SUBDIVIDE A PROJECT SITE OF 4.07 ACRES INTO SIX (6) NEW SINGLE FAMILY LOTS, AND VARIANCE FOR MIN. LOT WIDTH & FRONTAGE (100 FEET) OR MIN. LOT DEPTH (150 FEET) OF LOT 1, 2, 5, AND LOT 6 ON TTM.

PROPOSED PROJECT INFORMATION:

SUBDIVISION:	TOTALLY SIX (6) LOTS
LOT SIZE:	LOT-1: GROSS - 27,076 SQ.FT. NET - 22,664 SQ.FT. LOT-2: GROSS - 26,068 SQ.FT. NET - 21,613 SQ.FT. LOT-3: GROSS - 28,184 SQ.FT. NET - 21,839 SQ.FT. LOT-4: GROSS - 25,659 SQ.FT. NET - 20,020 SQ.FT. LOT-5: GROSS - 28,023 SQ.FT. NET - 20,635 SQ.FT. LOT-6: GROSS - 24,249 SQ.FT. NET - 22,260 SQ.FT.
	TOTAL: GROSS 159,259 SQ.FT. NET 130,030 SQ.FT. (3.65 ACRES) (2.98 ACRES)
ACCESS, STORM DRAIN, & EDISON EASEMENT AREA:	31,761 SQ.FT.
HIGHWAY DEDICATION AREA:	17,878 SQ.FT.

PROJECT SUMMARY B



VICINITY MAP





AERIAL MAP



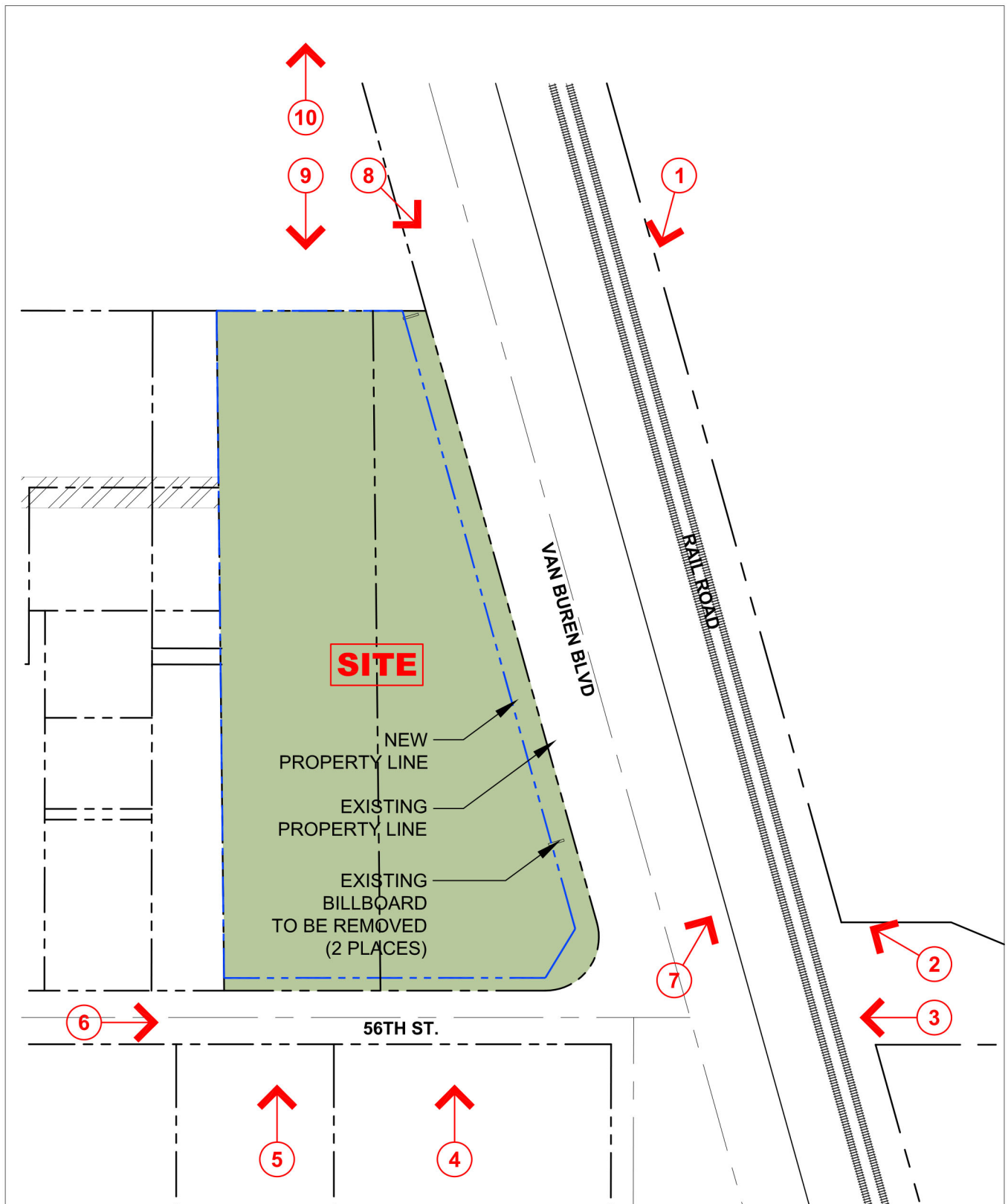


PHOTO SURVEY A





6



1



5

4



2

3



PHOTO SURVEY B



8



7

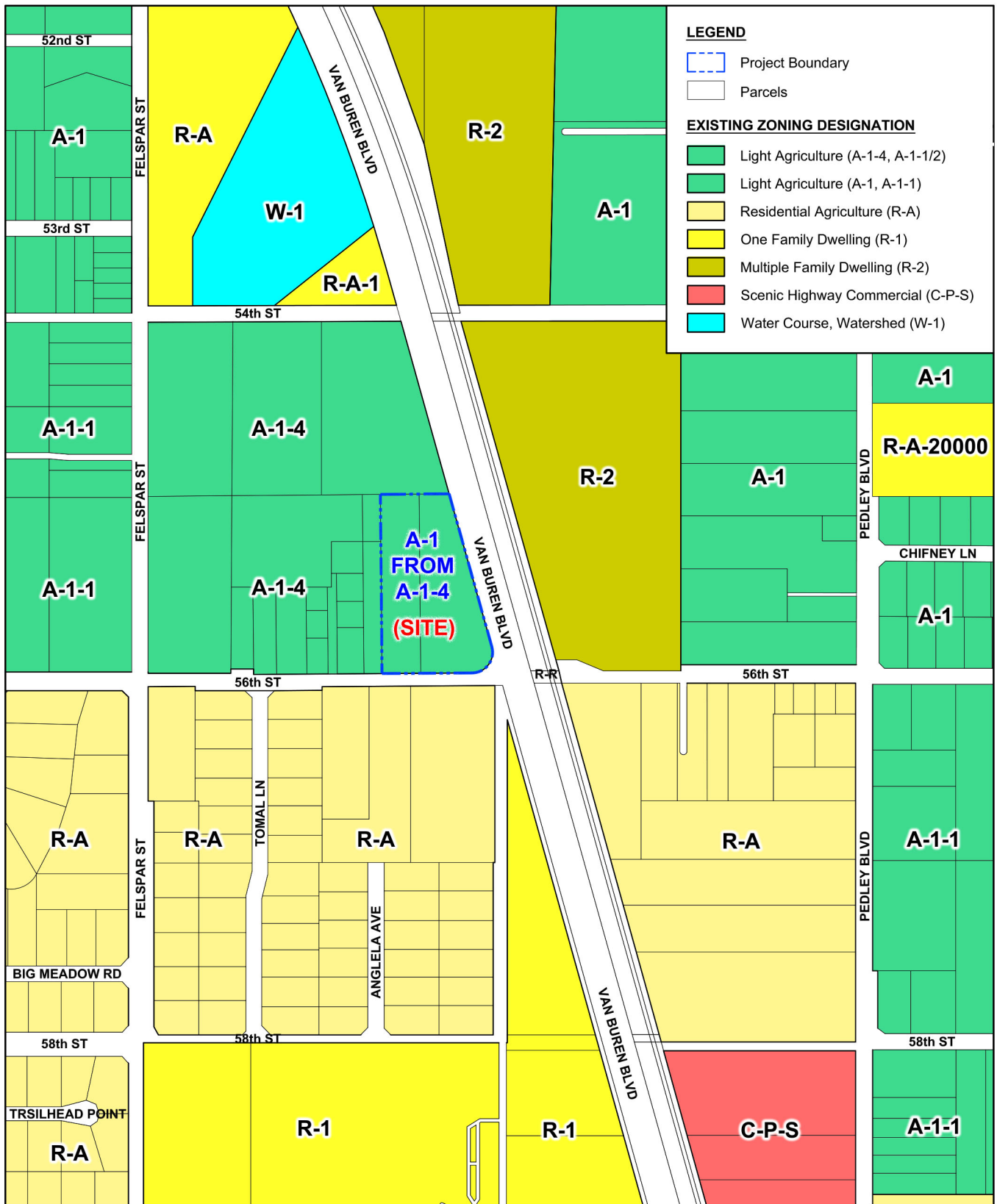


9

10



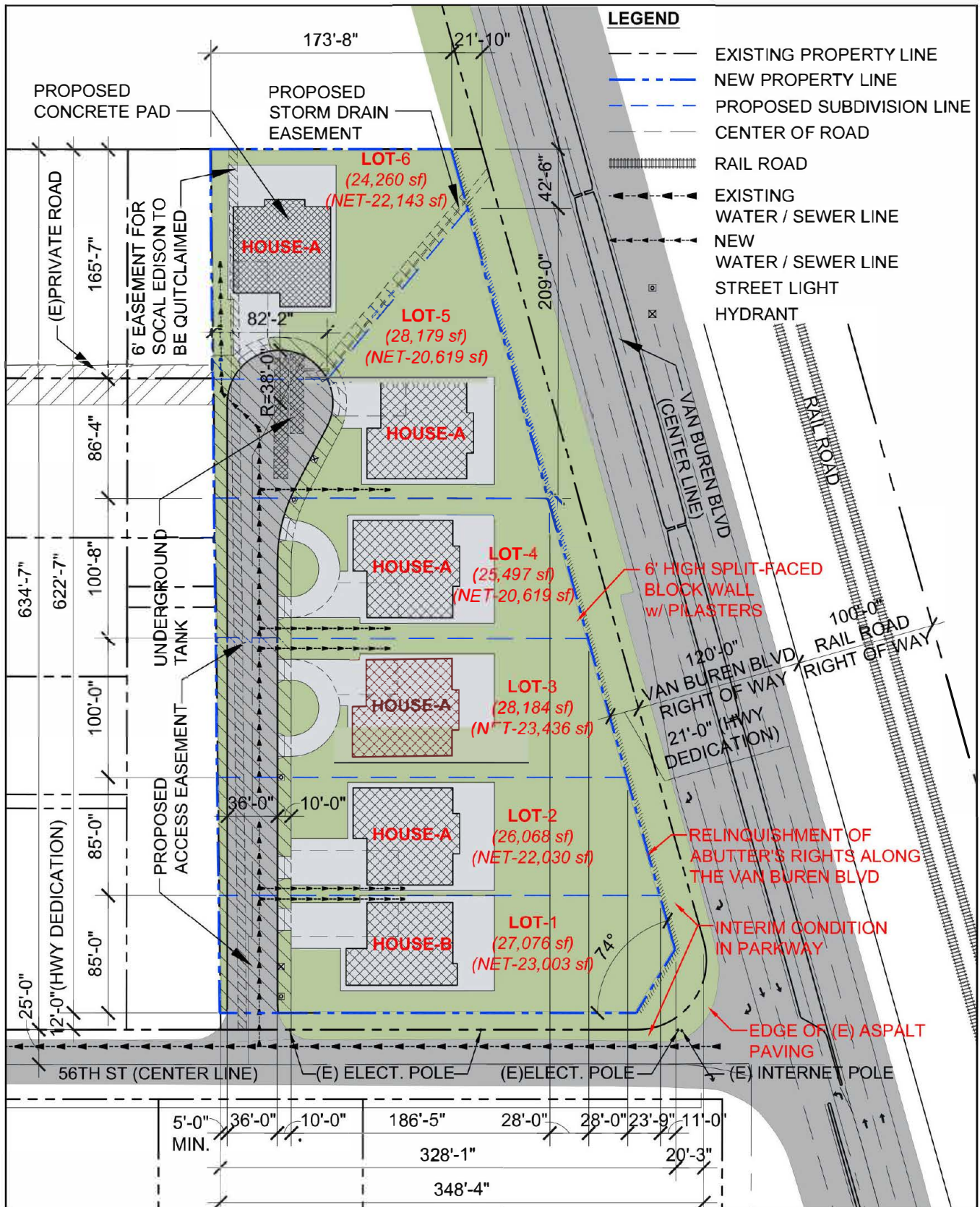
PHOTO SURVEY C



ZONE EXHIBIT



SCALE: 1"=500'-0"



**INTERIM CONDITION
IN PARKWAY (SEE LANDSCAPE PLAN)**

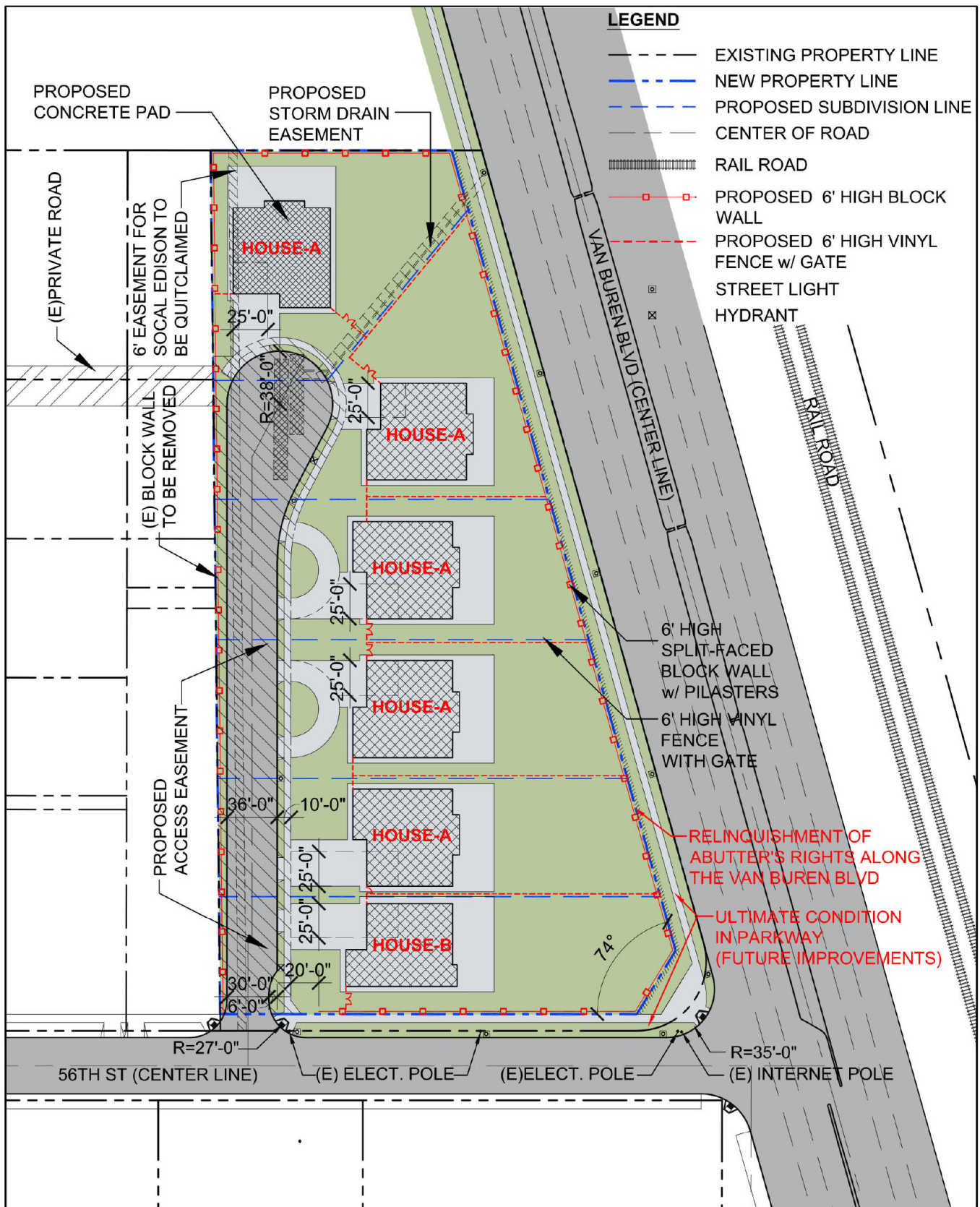
SITE PLAN

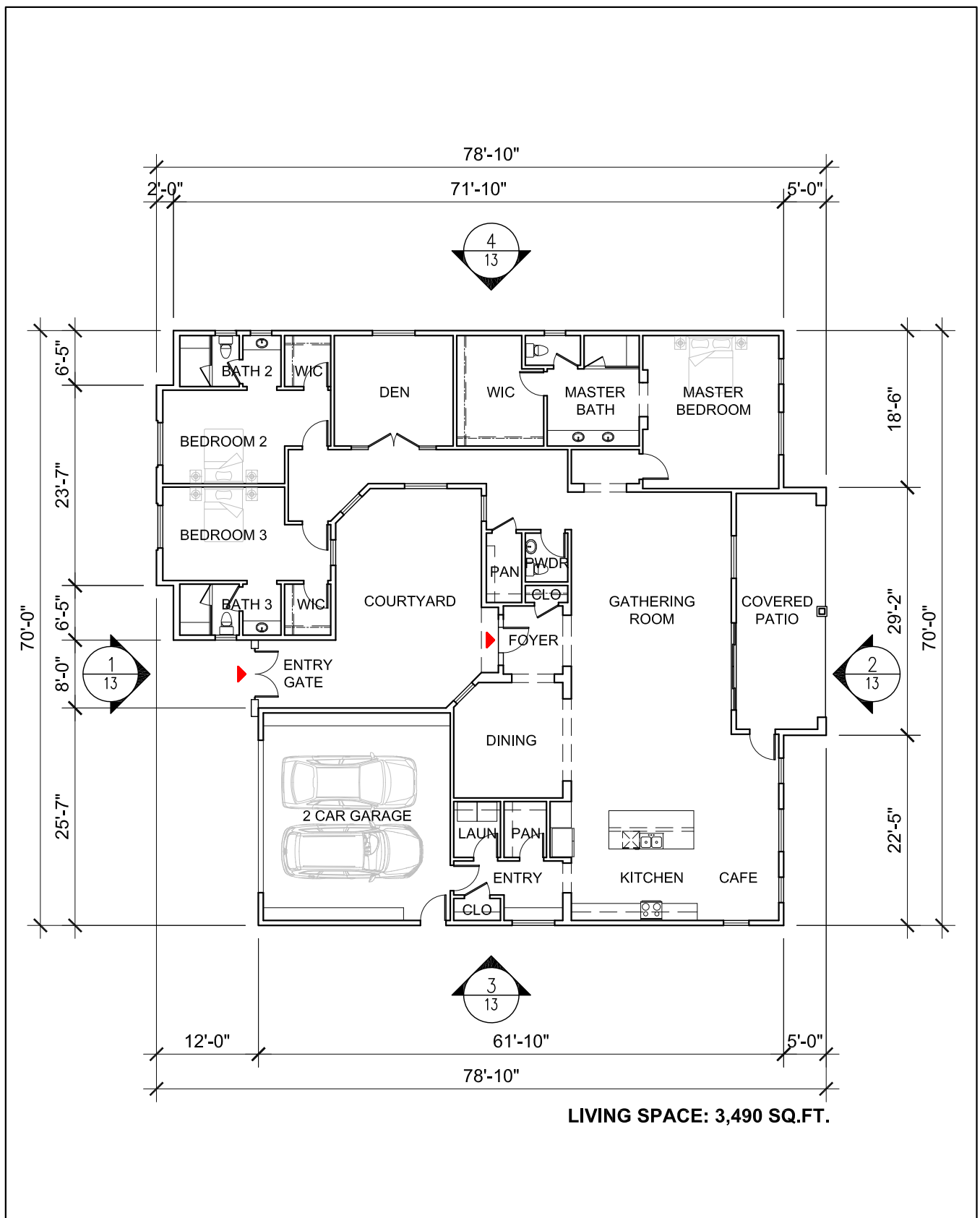


SCALE: 1"=100'

VIA VERDE ESTATES (MA 21215)

SEP, 2023 **SYoon** ARCHITECTS 09

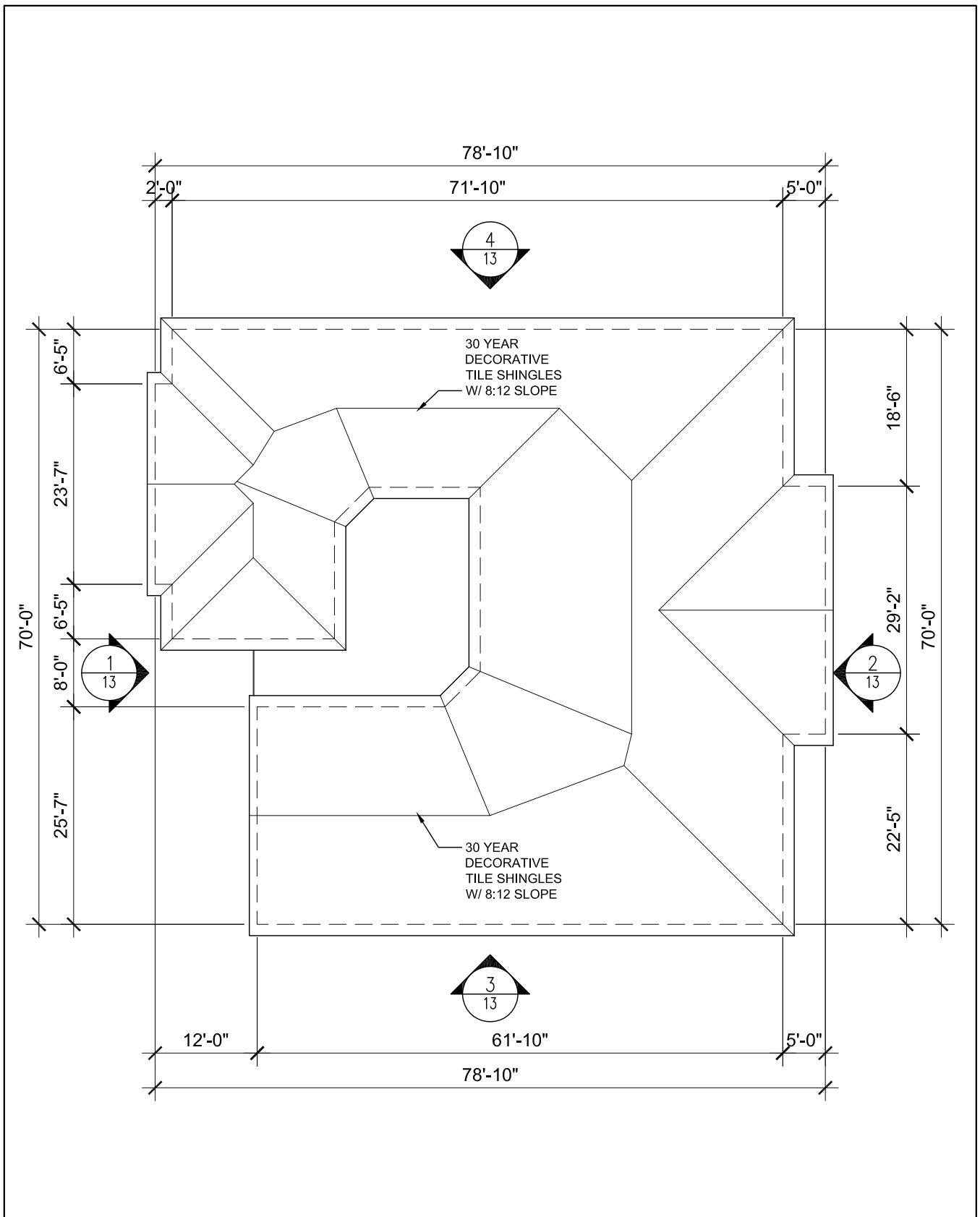




HOUSE-A GROUND FLOOR PLAN



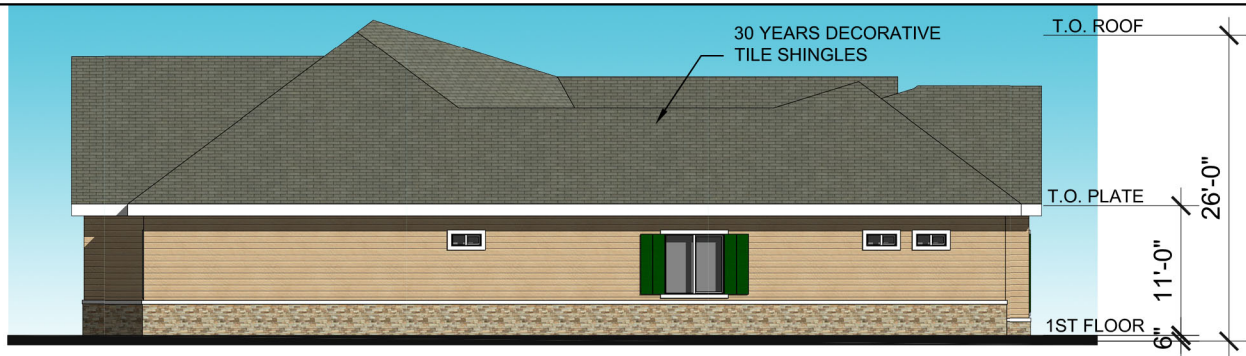
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HOUSE-A ROOF PLAN



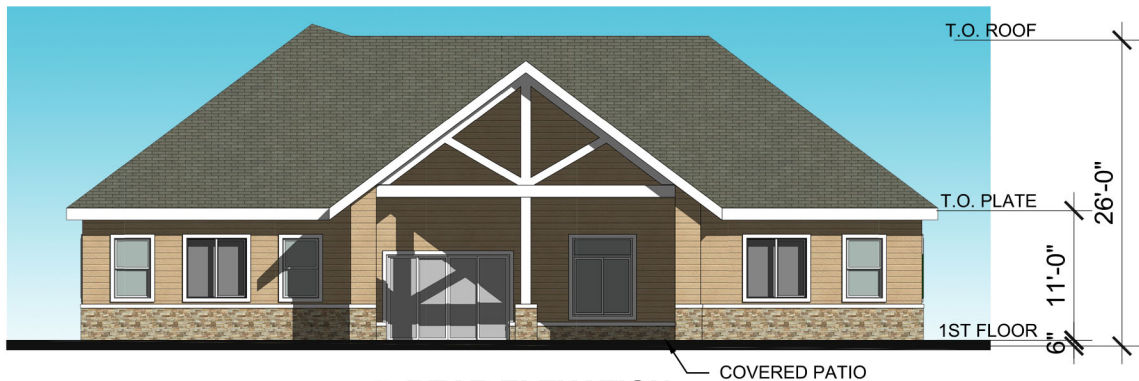
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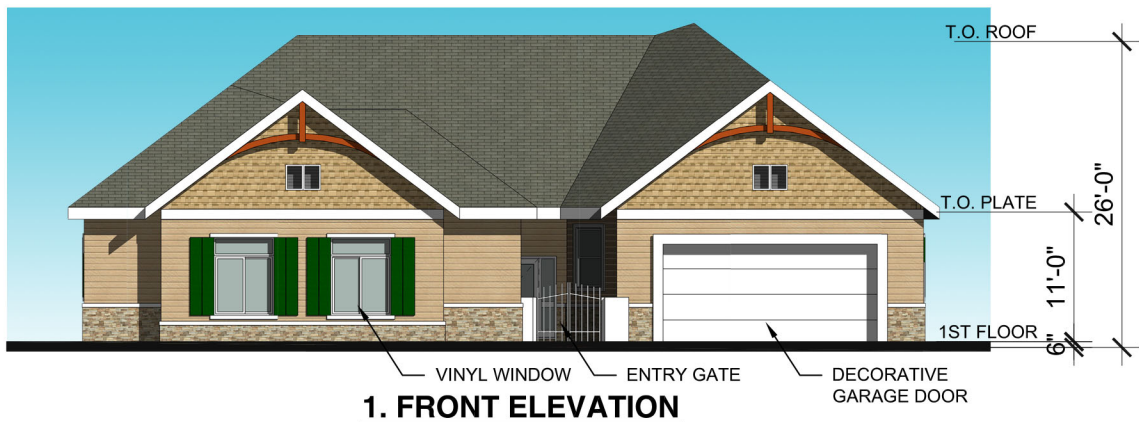
4. SIDE ELEVATION-2



3. SIDE ELEVATION-1



2. REAR ELEVATION



1. FRONT ELEVATION

HOUSE-A ELEVATIONS (CRAFTSMAN)

SCALE: 1/16"=1'-0"

VIA VERDE ESTATES (MA 21215)

APRIL, 2023

SYoon ARCHITECTS 13



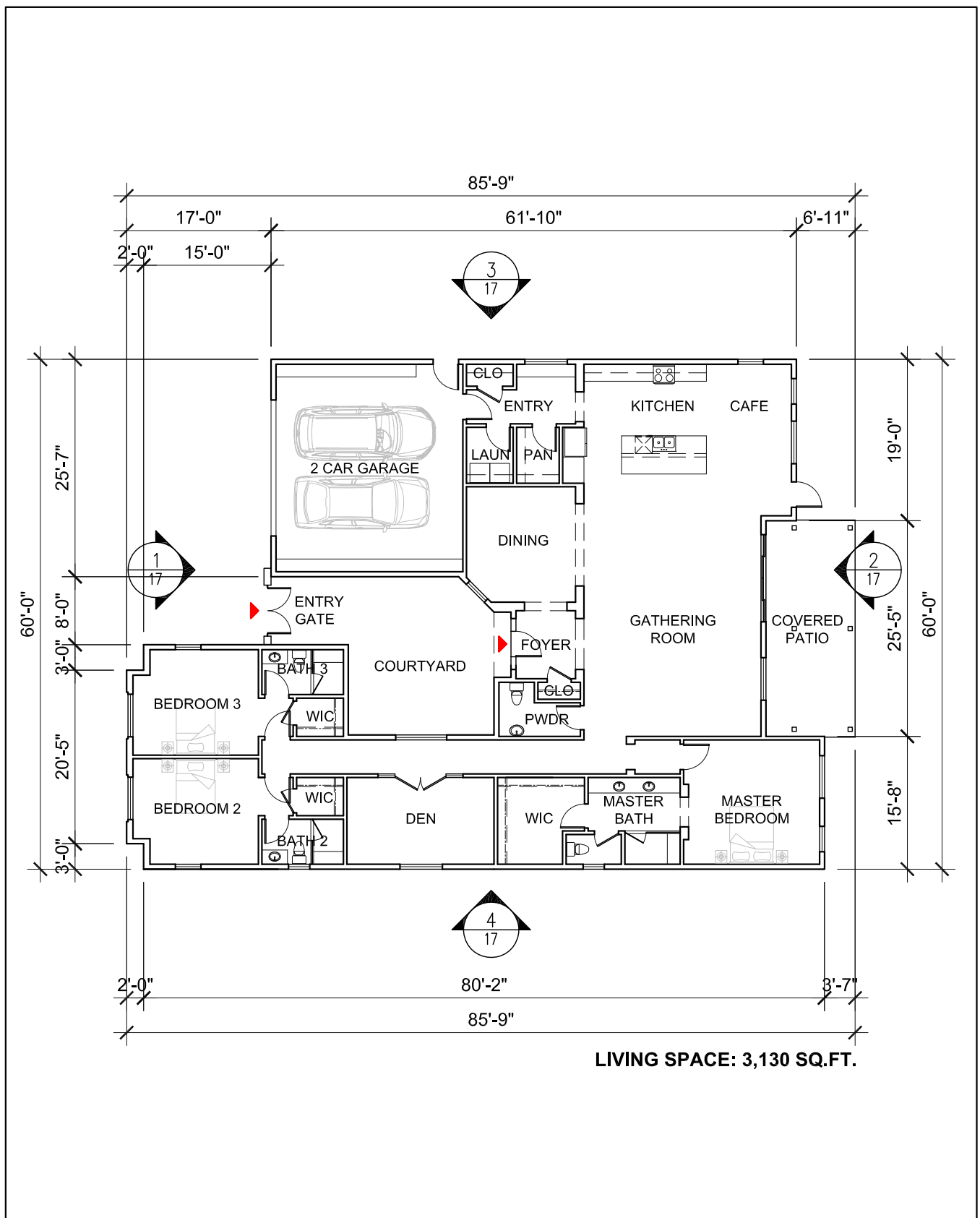
HOUSE-A 3D RENDERING (CRAFTSMAN)

SCALE: NONE

VIA VERDE ESTATES (MA 21215)

APRIL, 2023

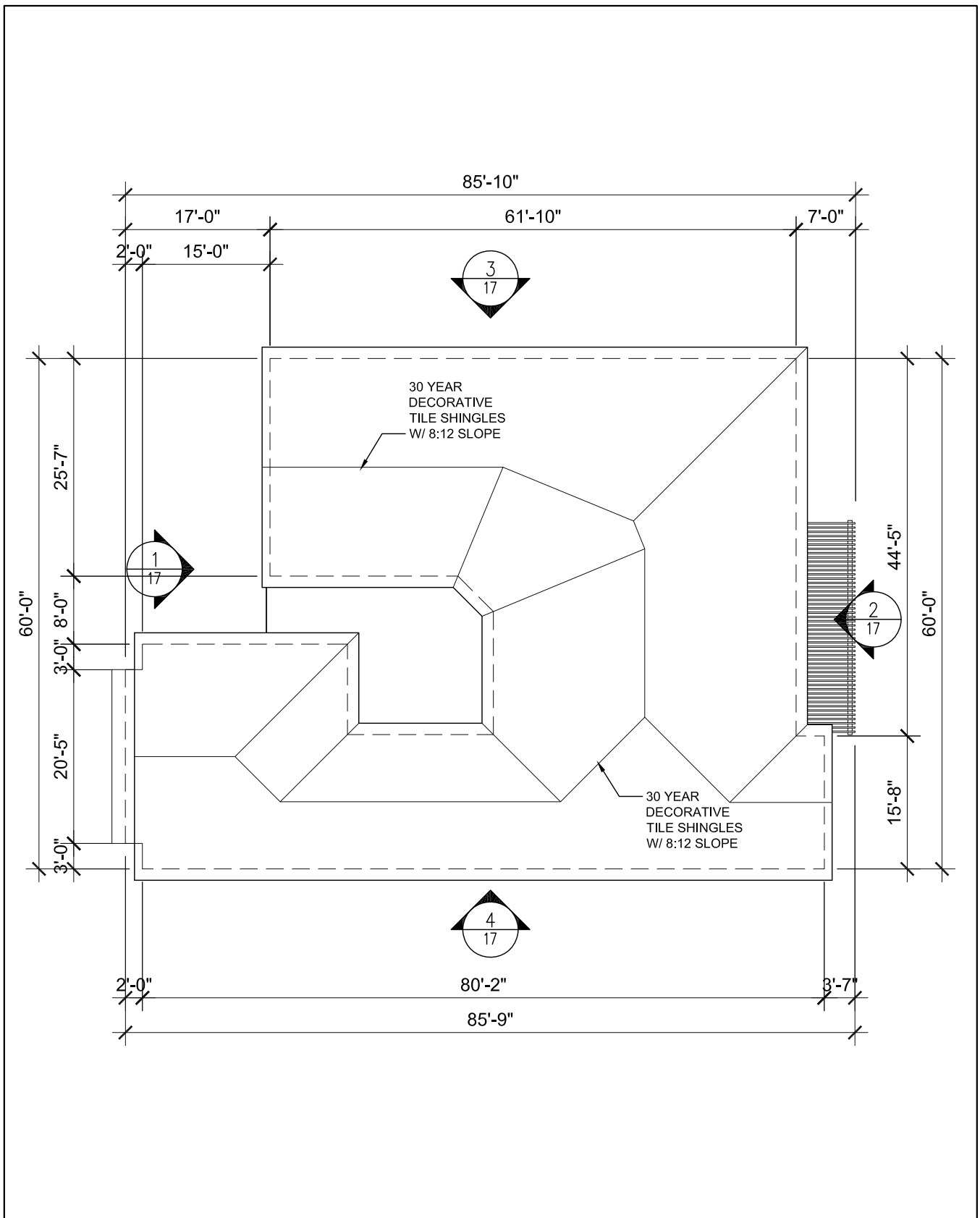
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HOUSE-B GROUND FLOOR PLAN



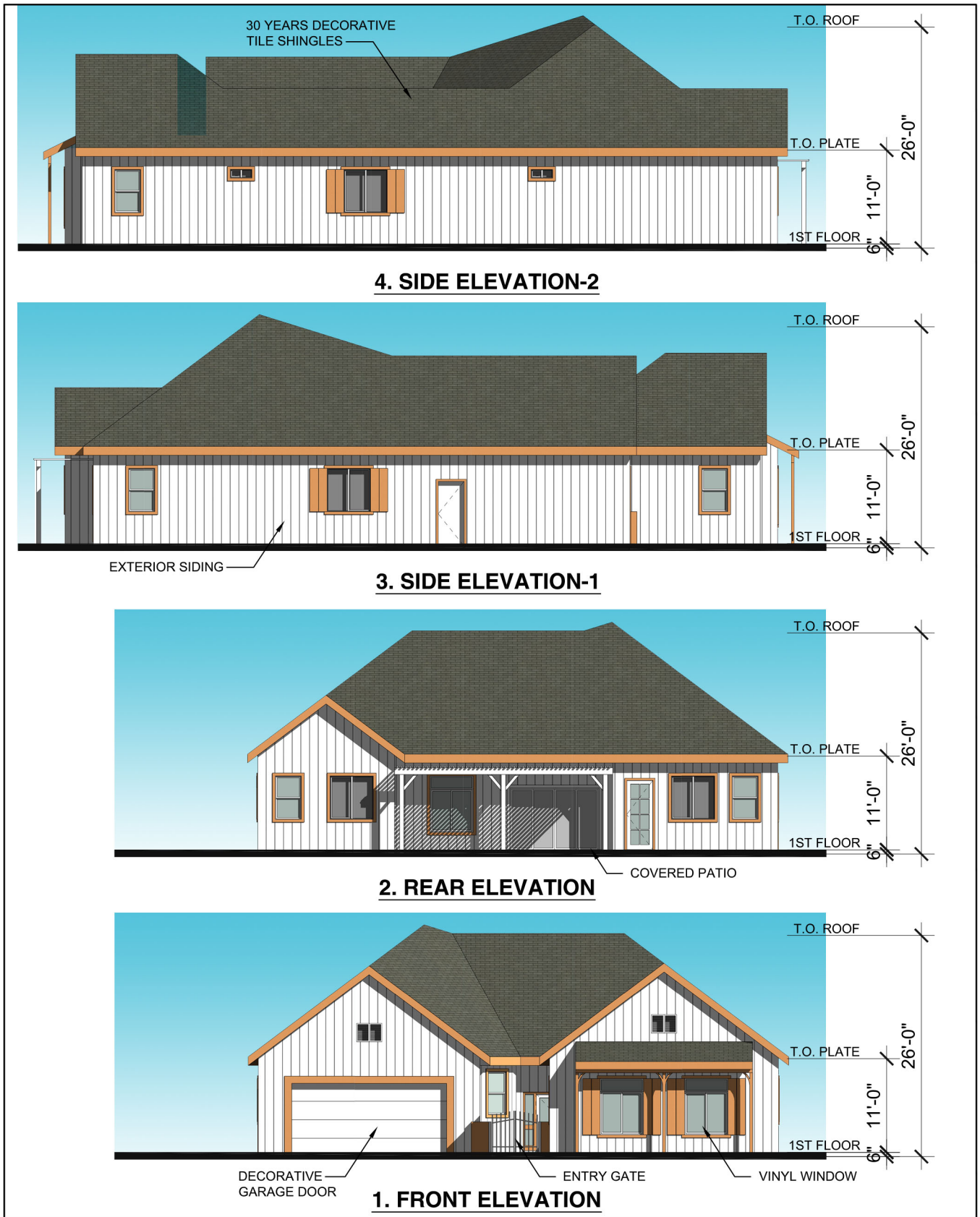
SCALE: 1/16"=1'-0"



HOUSE-B ROOF PLAN



SCALE: 1/16"=1'-0"



HOUSE-B ELEVATIONS (AMERICAN FARMHOUSE) SCALE: 1/16"=1'-0"



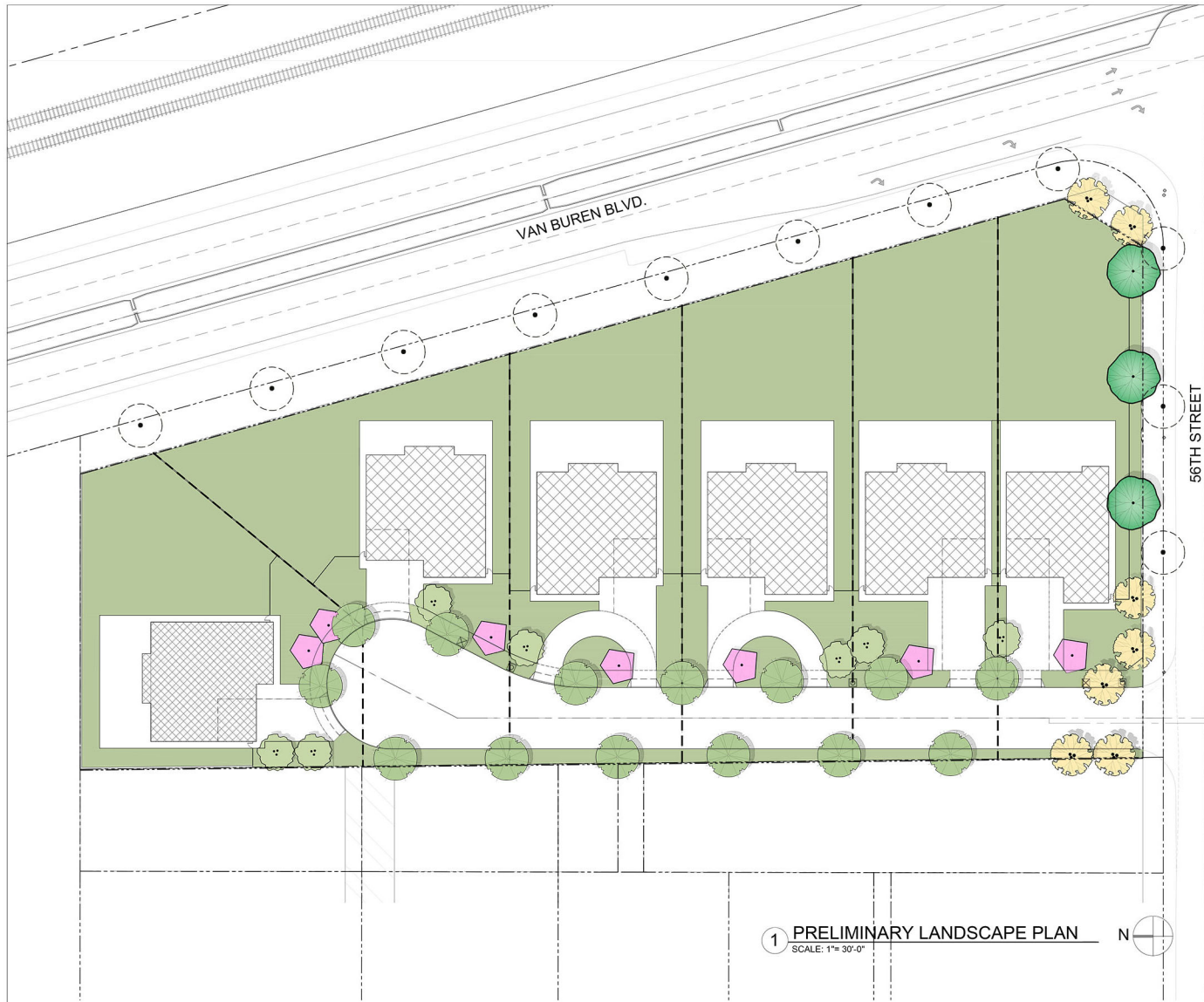
HOUSE-B 3D RENDERING (AMERICAN FARMHOUSE)

SCALE:
NONE

VIA VERDE ESTATES (MA 21215)

APRIL, 2023

SYoon ARCHITECTS 18



1 PRELIMINARY LANDSCAPE PLAN
SCALE: 1"= 30'-0"

NOTES

- TURFGRASS IS NOT ALLOWED.
- PROVIDE 3" THICK LAYER OF MULCH FOR ALL SHRUB AREAS; 1/2" THICK MULCH LAYER FOR GROUND COVER FROM ROOTED CUTTINGS.

PLANTING LEGEND

TREES

ENTRANCE ACCENT TREE



CERCIDIUM HYBRID
'DESERT MUSEUM'
PALO VERDE 36" BOX / 7 EA. LOW

SHADE TREE



RHUS LANCEA
AFRICAN SUMAC 24" BOX / 3 EA. LOW

LINING DRIVEWAY TREE



ULMUS PARVIFOLIA
CHINESE EVERGREEN ELM 36" BOX / 14 EA. LOW

PRIVATE FRONT YARD TREE



OLEA EUROPAEA
'MAJESTIC BEAUTY'
FRUITLESS OLIVE TREE 24" BOX / 7 EA. LOW



CHILOPSIS LINEARIS
DESERT WILLOW 24" BOX / 7 EA. LOW

STREET TREES



NEW STREET TREES
PER RIVERSIDE COUNTY
URBAN FORESTRY
STREET TREE DIV. 48" BOX / 11 EA.

LANDSCAPE AREA

SHRUBS & GROUND COVERS

SIZE WUCOLS

SALVIA GREGGII 5 GAL @ 24" O.C. LOW

FURMAN'S RED AUTUMN SAGE 5 GAL @ 24" O.C. LOW

LAVANDULA ANGUSTIFOLIA 5 GAL @ 24" O.C. LOW

ENGLISH LAVENDER 5 GAL @ 24" O.C. LOW

VERBENA 5 GAL @ 24" O.C. LOW

'DE LA MINA' 5 GAL @ 24" O.C. LOW

VERBENA LILACINA 5 GAL @ 24" O.C. LOW

DE LA MINA CEDROS ISLAND 5 GAL @ 24" O.C. LOW

WESTRINGIA FRUTICOSA 5 GAL @ 36" O.C. LOW

COAST ROSEMARY 5 GAL @ 36" O.C. LOW

ANIGONANTOS FLAVIDUS 5 GAL @ 36" O.C. LOW

'BIG RED' 5 GAL @ 36" O.C. LOW

KANGAROO PAW 5 GAL @ 36" O.C. LOW

MUEHLBERGIA CAPILLARIS 5 GAL @ 36" O.C. LOW

'REGAL MIST' 5 GAL @ 36" O.C. LOW

PINK MUHLY 5 GAL @ 36" O.C. LOW

BACCHARIS PILULARIS 5 GAL @ 30" O.C. LOW

'TWIN PEAK' 5 GAL @ 30" O.C. LOW

DWARF COYOTE BRUSH 5 GAL @ 30" O.C. LOW

SALVIA CLEVELANDI 5 GAL @ 30" O.C. LOW

'WINNIFRED GILMAN' 5 GAL @ 30" O.C. LOW

BLUE SAGE 5 GAL @ 30" O.C. LOW

DIANELLA REVOLUTA 5 GAL @ 30" O.C. LOW

'ALLYN-CITATION' 5 GAL @ 30" O.C. LOW

COOLVISTA DIANELLA 5 GAL @ 30" O.C. LOW

JUNCUS PATENS 5 GAL @ 30" O.C. LOW

'ELK BLUE' 5 GAL @ 30" O.C. LOW

CALIFORNIA GRAY RUSH 1 GAL @ 18" O.C. LOW

SENECIO MANDRALISCAE 1 GAL @ 18" O.C. LOW

KLEINIA 1 GAL @ 18" O.C. LOW

ARCHILEA MILLEFOLIUM 1 GAL @ 18" O.C. LOW

COMMON YARROW 1 GAL @ 18" O.C. LOW

BACCHARIS PILULARIS 1 GAL @ 18" O.C. LOW

PIGEON POINT 1 GAL @ 18" O.C. LOW

DWARF COYOTE BRUSH 1 GAL @ 18" O.C. LOW

FLATS @ 18" O.C. LOW

SOI / 8,996 SF.

PARKWAY LANDSCAPE

AGROSTIS PALLENS

WEST COAST NATIVE BENTGRASS

AVAILABLE FROM WEST COAST NATIVE

VINE

SIZE WUCOLS

FIGUS PUMILA 15 GAL @ 15 FT. O.C. MODERATE

CREeping FIG

*NOTE: PROVIDE TO ALL STREET FACING SIDES OF WALLS.

Revisions	
△	
△	
△	
△	

SOLA INC
Landscape Architects
380 N. PALM ST. SUITE 911, 562-905-0880 (phone)
RIVERSIDE, CA 92501
www.sola-inc.com 1, 213-383-1788 (studio)

VIA VERDE ESTATE
9045 56TH STREET
RIVERSIDE, CA 92509

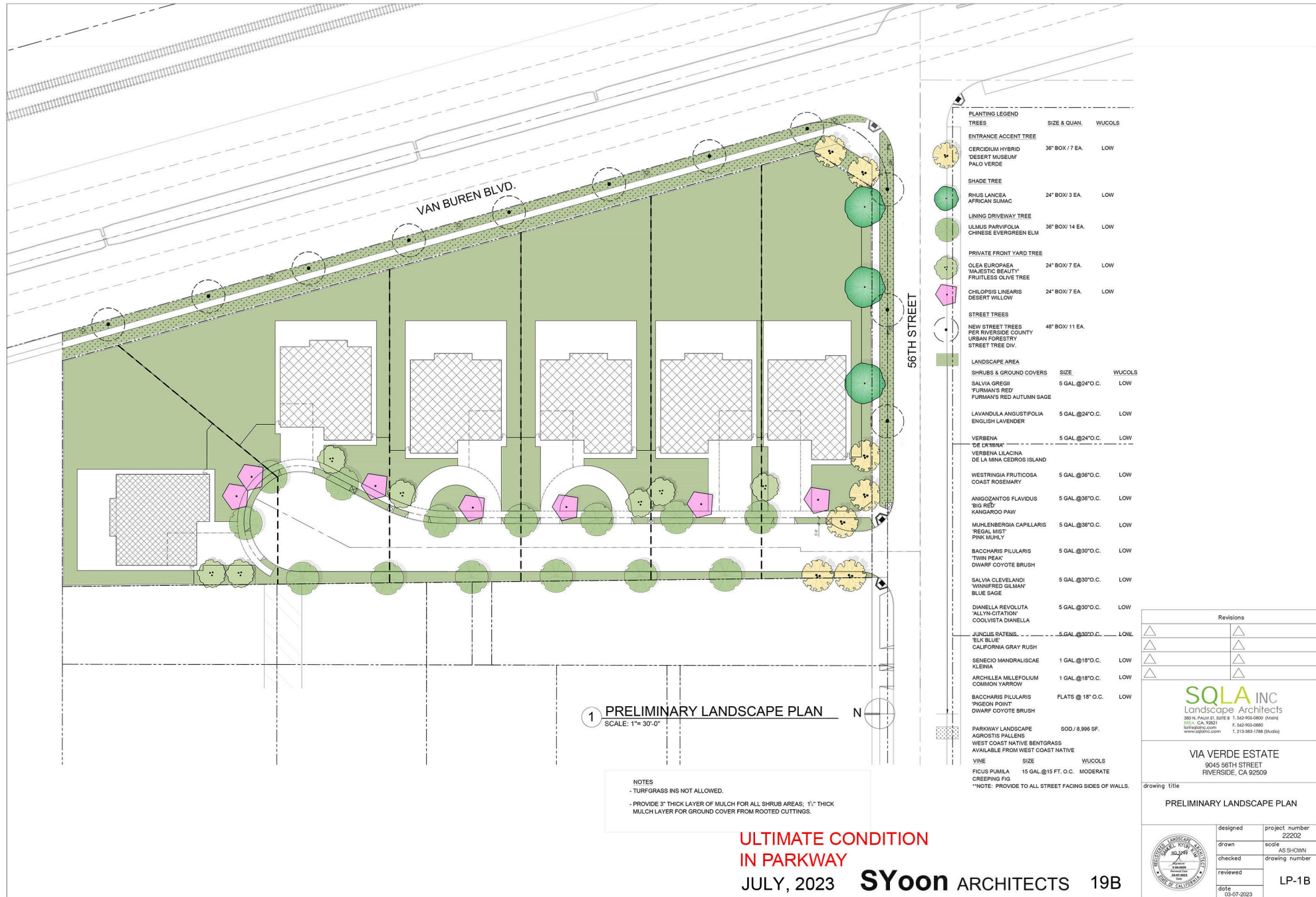
drawing title	
PRELIMINARY LANDSCAPE PLAN	
designed	project number
drawn	scale
checked	AS SHOWN
reviewed	drawing number
date	LP-1
03-07-2023	



INTERIM CONDITION
IN PARKWAY

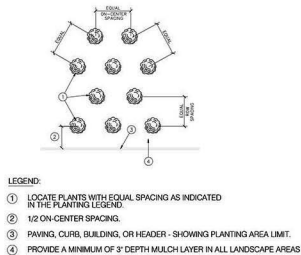
SEP, 2023

SYoon ARCHITECTS 19A



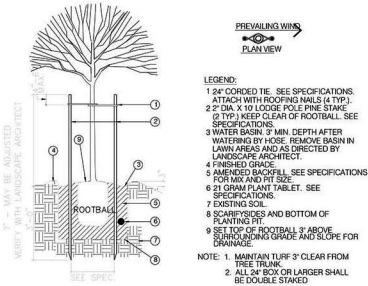
LANDSCAPE PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS.
2. ANY DEVIATION FROM THE PLAN IS TO HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
3. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND OR GRASSES (INCLUDING THE ROOTS) EXISTING IN THE PROPOSED GROUND COVER AREA.
4. THE PROPOSED GROUND COVER AREA SHALL RECEIVE THE PRE-EMERGENT HERBICIDE SURFLAN 75W PER MANUFACTURERS INSTRUCTIONS. APPLICATION OF THIS HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.
5. ROUGH GRADING OTHER THAN THAT NOTED ON THE LANDSCAPE. FINISH GRADING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. FINISH GRADING WILL CONSIST OF RAKING ALL AREAS TO A SMOOTH GRADE. LOOSENING THE SOIL TO A DEPTH OF 6" AND REMOVING ALL ROCKS OR CLODS OF 2" DIAMETER OR LARGER. FINISH GRADE IS TO BE 2" BELOW TOP OF ADJACENT CURBS AND SIDEWALKS.
6. SOIL PREPARATION FOR ALL LANDSCAPE AREAS. PLEASE SEE WALLACE LAB RECOMMENDATION.
7. ALL ROCK OR UNBROKEN SOIL CLODS OVER 1" IN DIAMETER BROUGHT TO THE SURFACE ARE TO BE REMOVED FROM THE SITE.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORTICULTURAL SOILS FERTILITY REPORT PRIOR TO SOIL PREPARATION AND PLANT INSTALLATION. SOIL CONDITIONING AMENDMENTS AND PLANTING BACKFILL MIXES SHALL BE IN ACCORDANCE TO WALLACE LABORATORIES, LLC RECOMMENDATIONS. WALLACE LAB: (310)-615-0116, 365 CORAL CIRCL, EL SEGUNDO, CA 90245
9. GROUNDCOVERS ARE TO BE PLANTED 30 DAYS AFTER SETTLING. THE CROWN OF THE PLANT IS EVEN WITH FINISH GRADE. ROOTS FULLY COVERED WITH SOIL AND FIRMED.
10. WATERING OF PLANTS IS TO TAKE PLACE IMMEDIATELY AFTER PLANTING.
11. PROVIDE 3" THICK OF MULCH FOR ALL SHRUB AREAS; 1.5" THICK MULCH LAYER FOR GROUND COVER FROM ROOTED CUTTINGS.
12. AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE ARE ARE TO BE REMOVED FROM THE SITE.
13. THE LANDSCAPE CONTRACTOR IS TO MAINTAIN ALL LANDSCAPE AREAS FOR A PERIOD OF THIRTY CALENDAR DAYS FROM THE DATE OF COMPLETION, ESTABLISHED BY THE OWNER OR HIS REPRESENTATIVE. ALL AREAS ARE TO BE KEPT WELL WATERED, FREE OF GRASSES AND TRASH DURING THIS MAINTENANCE PERIOD.
14. SITE MAINTENANCE (PLEASE SEE WALLACE LAB RECOMMENDATION) IS TO BE MADE JUST PRIOR TO THE COMPLETION OF THE MAINTENANCE PERIOD, OR AT 30 DAYS INTERVALS IF MAINTENANCE PERIOD IS GREATER THAN 30 DAYS.
15. ALL TREES, SHRUBS AND PLANT MATERIAL (OTHER THAN PLATTED MATERIAL) LESS THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 MONTH; 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS. ALL MATERIAL LARGER THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR.



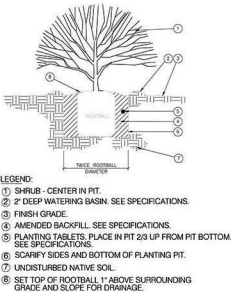
SHRUB/GROUNDCOVER SPACING
SCALE: N.T.S.

3



TREE PLANTING-DOUBLE STAKING
SCALE: N.T.S.

1



SHRUB PLANTING
SCALE: N.T.S.

2

Revisions	
△	△
△	△
△	△
△	△
SQLA INC Landscape Architects 380 N. PALM ST. SUITE B 1, 562-955-0800 (MGR) IRVINE, CA 92601 info@sqla.com F. 562-955-0880 www.sqlainc.com 1, 213-383-1788 (Studio)	
VIA VERDE ESTATE 9045 56TH STREET RIVERSIDE, CA 92509	
drawing title	
PLANTING DETAILS	
	designed project number
	drawn scale
	checked AS SHOWN drawing number
	reviewed
date LP-2	
03-07-2023	



Revisions	
△	
△	
△	
△	

SQLA INC Landscape Architects 380 N. PALM ST. SUITE B. T. 562-905-0800 (HAWK) IRVINE, CA 92612 F. 562-905-0880 info@sqla.com T. 313-363-1788 (studio) www.sqlainc.com	
VIA VERDE ESTATE 9045 56TH STREET RIVERSIDE, CA 92509	
drawing title	
PLANT IMAGES	
designed	project number 22202
drawn	scale AS SHOWN
checked	drawing number
reviewed	LP-3
date 03/07/2023	

APRIL, 2023

SYoon ARCHITECTS

21



1 ELEVATION - A (56TH STREET)
SCALE: 1/16"= 1'-0"

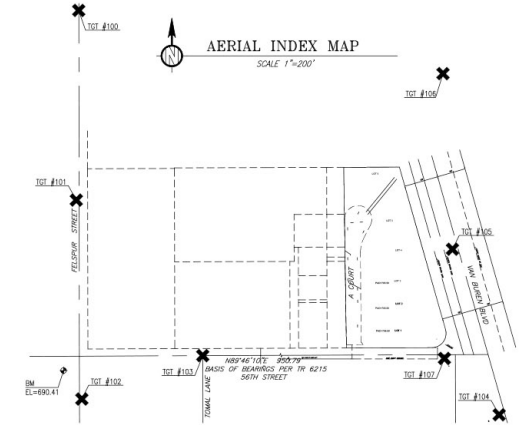
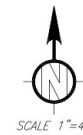
Revisions	
△	△
△	△
△	△
△	△
SQLA INC Landscape Architects 380 N. PALM ST. SUITE 8 T. 952-905-0800 (Main) RIVERSIDE, CA 92501 F. 952-905-0880 info@sqla.com 1. 952-905-1799 (Studio)	
VIA VERDE ESTATE 9045 56TH STREET RIVERSIDE, CA 92509	
drawing title	
PRELIMINARY LANDSCAPE ELEVATIONS PLAN	
	designed
	project number
	drawn
	scale
checked	AS SHOWN
	drawing number
date	LE-1
05-07-2023	

APRIL, 2023

SYoon ARCHITECTS 22

TENTATIVE TRACT MAP 37538

IN THE CITY OF JURUPA VALLEY



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL 1: THAT PORTION OF LOT 132 OF FAIRHAVEN FARMS, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE(S) 2 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 133 OF SAID FAIRHAVEN FARMS, 350 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 133; THENCE NORTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 133, 659.64 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 133; THENCE WEST, ON THE NORTH LINES OF SAID LOTS 133 AND 132, 132 FEET, TO THE TRUE POINT OF BEGINNING; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID LOT 132, 659.64 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 132, 14 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID LOT 132, 659.64 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF SAID LOT 132, 14 FEET; TO THE TRUE POINT OF BEGINNING.

PARCEL 2: THAT PORTION OF LOTS 132 AND 133 OF FAIRHAVEN FARMS, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 2 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 133, 350 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 133, 659.64 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 133; THENCE WEST, ON THE NORTH LINES OF SAID LOTS 133 AND 132, 132 FEET; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID LOT 132, 654.64 FEET, MORE OR LESS, TO THE SOUTH LINE THEREOF; THENCE EAST, ON THE SOUTH LINES OF SAID LOTS 132 AND 133, 132 FEET, TO THE POINT OF BEGINNING.

PARCEL 3: THAT PORTION OF LOT 133 OF FAIRHAVEN FARMS, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 2 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 133; THENCE WEST, ON THE SOUTH LINE OF SAID LOT, 350 FEET; THENCE NORTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID LOT, 659.64 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 133; THENCE EAST, ON THE NORTH LINE OF SAID LOT 133, TO THE NORTHEAST CORNER OF SAID LOT 133; THENCE SOUTHERLY, ON THE EASTERLY LINE OF SAID LOT 133, TO THE TRUE POINT OF BEGINNING.

EXCEPTIVE THEREFROM THE PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED FILED FOR RECORD OCTOBER 30, 1953 AS INSTRUMENT NO. 52368.

TARGET COORDINATES

NO.	NORTH	EAST	ELEVATION
100	6212.57	4564.59	706.70
101	5546.57	4256.15	689.30
102	4847.43	4575.59	693.40
103	5000.00	5000.00	701.46
104	4792.22	6040.52	708.70
105	5373.77	5876.89	704.50
106	5990.57	5843.45	702.80
107	4989.97	5848.28	705.80

AREA SUMMARY

	GROSS AREA	NET AREA
LOT 1	27,076 SF 621 AC	22,884 SF 520 AC
LOT 2	26,080 SF 588 AC	21,613 SF 488 AC
LOT 3	28,184 SF 647 AC	20,020 SF 460 AC
LOT 4	25,659 SF 589 AC	20,020 SF 460 AC
LOT 5	26,020 SF 641 AC	20,635 SF 474 AC
LOT 6	24,249 SF 558 AC	22,260 SF 511 AC
TOTAL	158,259 SF 3.65 AC	130,030 SF 2.98 AC

UTILITY COMPANIES

SOUTHERN CALIFORNIA Edison	(800) 960-7788
SOUTHERN CALIFORNIA GAS	(800) 427-2020
AT&T	(800) 286-2020
JURUPA COMMUNITY SERVICE DISTRICT	(951) 685-7434
COMMUNITY SERVICES DISTRICT	(951) 684-7500
WESTERN MUNICIPAL WATER DISTRICT	(951) 571-7100

SURVEYOR'S STATEMENT

THIS TENTATIVE TRACT MAP WAS PREPARED UNDER MY DIRECTION IN MARCH 2023.

3/20/23

DATE

Paul C. Elie

PAUL CHRISTOPHER ELIE

(S 5280)



SURVEYOR NOTES

1. DENOTES MONUMENTS FOUND AS NOTED
2. () DENOTES RECORD DATA PER FAIRHAVEN FARMS, MB 6/2
3. NTS-DENOTES NOT TO SCALE
4. BENCHMARK: COUNTY BENCHMARK NO. 16-13-1-83 (RESET) AT SW CORNER OF FELSPAR STREET
5. 56TH STREET, E.L.-590.41 (FINDO-29)
6. BASIS OF BEARING TAKEN FROM CENTERLINE OF 56TH STREET PER TRACT 6215 BEING N88°48'12"E
7. EXISTING ZONING: A-1-4 LIGHT AGRICULTURE; PROPOSED: A-1 RESIDENTIAL SUBDIVISION
8. FLOOD ZONE "0"

TENTATIVE TRACT MAP 37538

OWNER/SUBOWNER: DONNA F. TAYLOR A MARRIED WOMAN
 AS HER SOLE AND SEPARATE PROPERTY
 ADDRESS: 4806 WILLIS AVENUE, SUITE 110
 SHERMAN OAKS, CA 91403
 PHONE: (818) 287-1214
 REPRESENTATIVE: SEAN YOUNG
 EMAIL: syoung@sgm.com

JOB # 17-362

23

MARCH 2023

CIVIL ENGINEER

PACIFIC GEOTECH, INC.
 ADDRESS: 1424 ROLLING HILLS DRIVE
 FULLERTON, CA 92635
 PHONE: (714) 723-9703
 ATTN: VAN JAVATIS PUKIANASUT, PE
 EMAIL: jchunhach@yaho.com

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- CENTERLINE
- BUILDING SETBACK LINES
- 6' EASEMENT FOR SOCIAL EDDISON
- AN EXEMPT IN FAVOR OF SOUTHERN SERVICES FINDER CO. PER 89-780, PG. 157, IS NOT PLOTTED AS IT IS LOCATED OUTSIDE OF THE SUBJECT PROJECT AREA
- SEWER LINE
- TELEPHONE LINE
- WATER LINE
- GAS LINE
- UNDERGROUND TANK

ENVIRONMENTAL HIGHTECH ENGINEERING
 LAND SURVEYING
 LAND PLANNING
 CIVIL ENGINEERING
 (951) 886-1911 FAX (951) 883-1297
 3272 N. 7th St. #A, San Bernardino, CA 92405
 che@enviro.com

UNDERGROUND SERVICE ALERT
 811
 TWO WORKING DAYS BEFORE YOU DIG

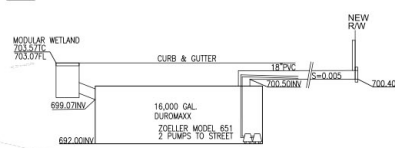
CONCEPTUAL GRADING PLAN

TENTATIVE TRACT 37538

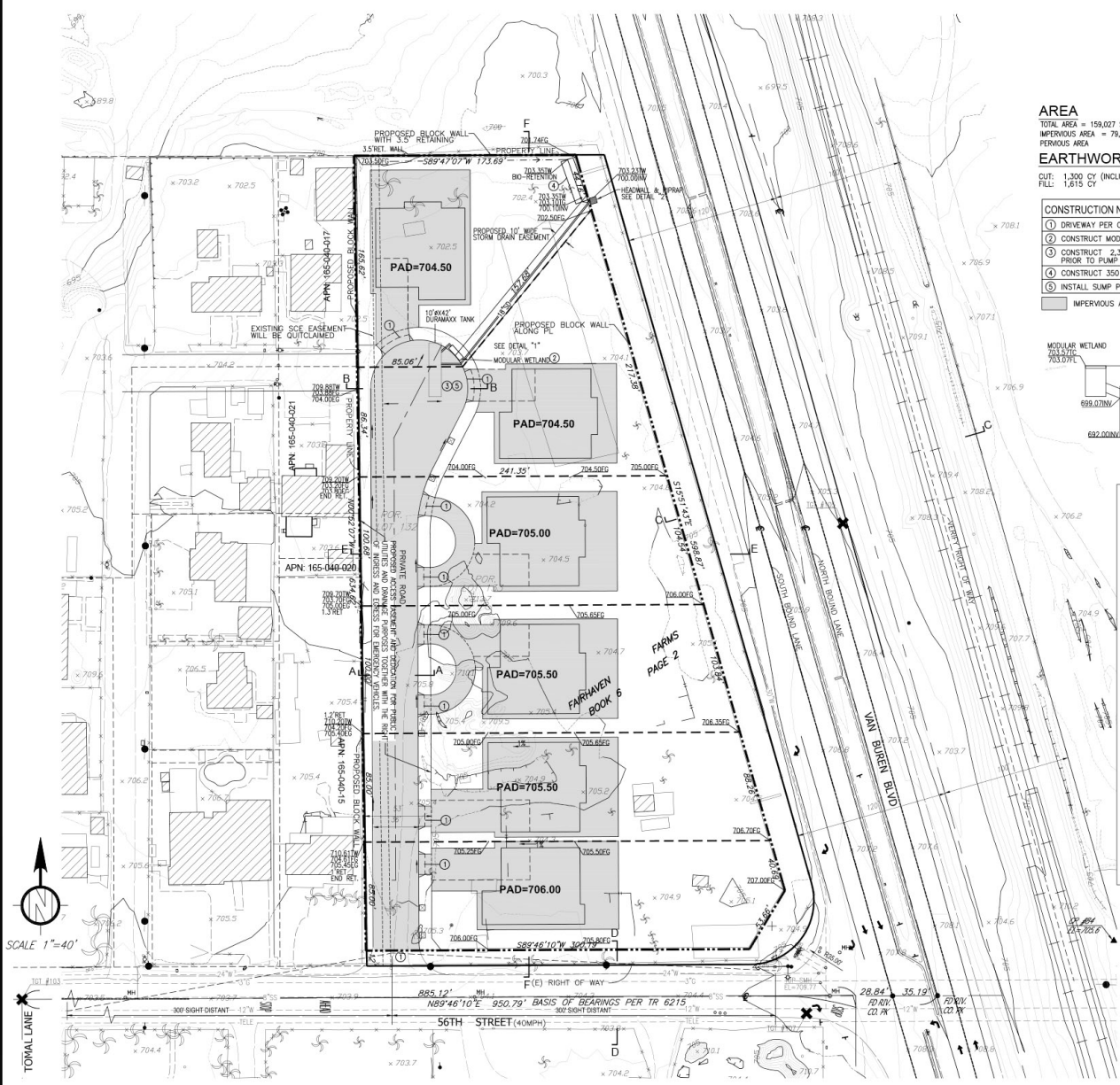
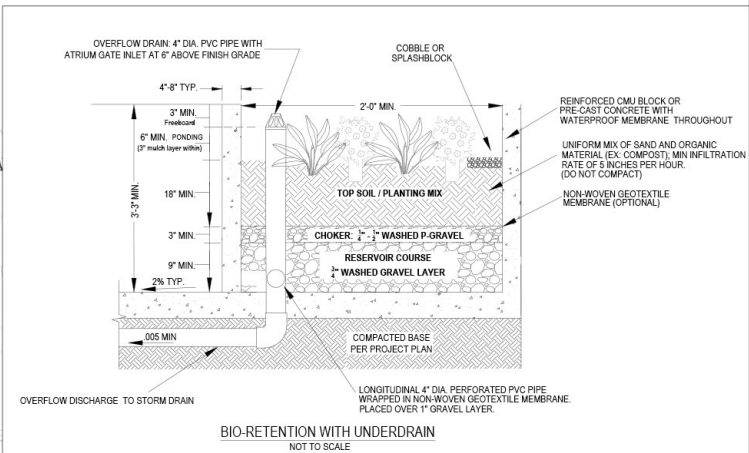
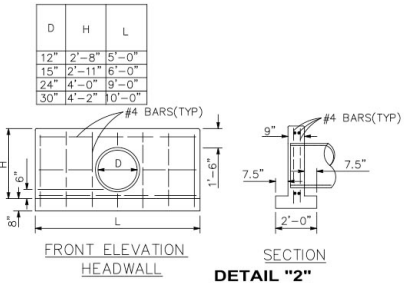
IN THE CITY OF JURUPA VALLEY

AREA
 TOTAL AREA = 159,027 SF / 4.06 AC
 IMPERVIOUS AREA = 79,240 SF / 1.82 AC, 49.83%
 PERVIOUS AREA = 79,787 SF / 1.83 AC, 50.17%
EARTHWORK QUANTITIES
 CUT: 1,300 CY (INCLUDING UNDERGROUND TANK)
 FILL: 1,615 CY

CONSTRUCTION NOTES	
①	DRIVEWAY PER COUNTY STD 207
②	CONSTRUCT MODULAR WETLAND MWS-L-4-13 (4'X13') TO TREAT RUNOFF
③	CONSTRUCT 2,398 CF OF DURAMAXX UNDERGROUND TANK TO RETAIN RUNOFF PRIOR TO PUMP AND DISCHARGE AT O PRE = 1.39 CFS
④	CONSTRUCT 350 SF OF BIO-RETENTION WITH UNDER DRAIN
⑤	INSTALL SUMP PUMP IN UNDERGROUND TANK
	IMPERVIOUS AREA



DETAIL "1"
 NTS



SHEET INDEX
 SHEET 1 OF 3
 SHEET 2 OF 3
 SHEET 3 OF 3

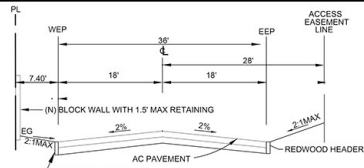
DATE: 9/20/23
 SHEET 1 OF 3
CIVIL ENGINEER
 PACIFIC GEOTECH, INC.
 ADDRESS: 1424 ROLLING HILLS DRIVE
 FULLERTON, CA 92835
 PHONE: (656) 675-1254
 info@pgi.com

CONCEPTUAL GRADING PLAN

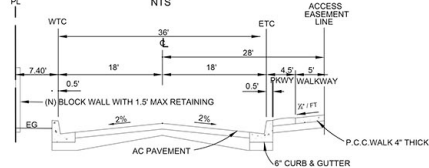
TENTATIVE TRACT 37538

IN THE CITY OF JURUPA VALLEY

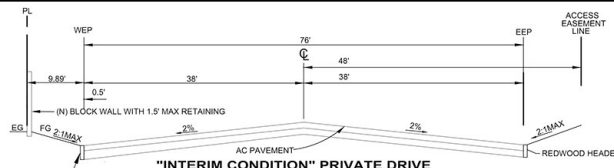
" CROSS SECTIONS "



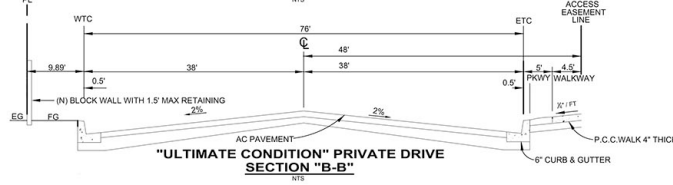
"INTERIM CONDITION" PRIVATE DRIVE
SECTION "A-A"
NTS



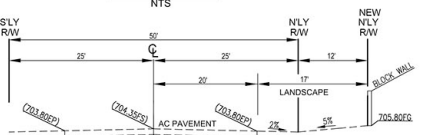
"ULTIMATE CONDITION" PRIVATE DRIVE
SECTION "A-A"
NTS



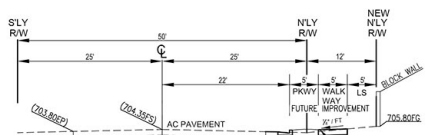
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SECTION "B-B"
NTS



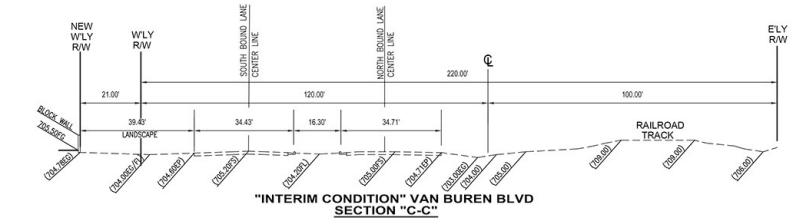
"ULTIMATE CONDITION" PRIVATE DRIVE
SECTION "B-B"
NTS



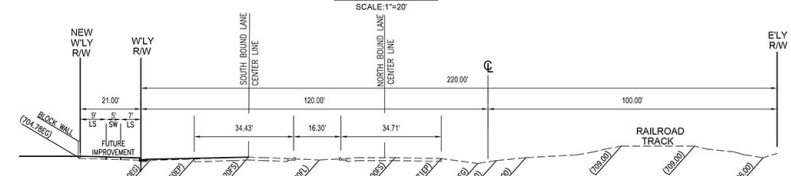
"INTERIM CONDITION" 56TH STREET
SECTION "D-D"
SCALE: 1"=10'



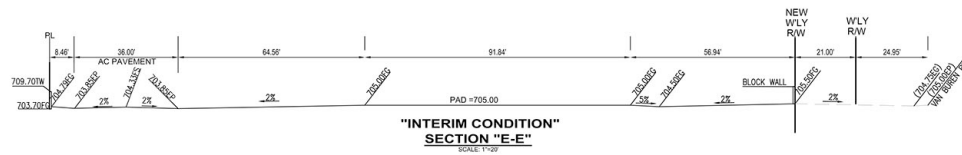
"ULTIMATE CONDITION" 56TH STREET
SECTION "D-D"
SCALE: 1"=10'



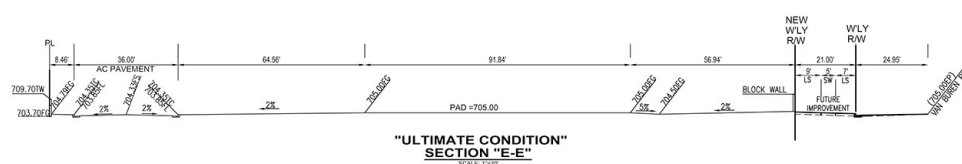
"INTERIM CONDITION" VAN BUREN BLVD
SECTION "C-C"
SCALE: 1"=20'



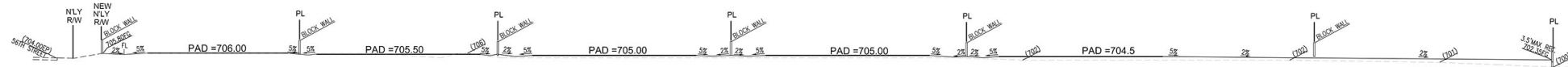
"ULTIMATE CONDITION" VAN BUREN BLVD
SECTION "C-C"
SCALE: 1"=20'



"INTERIM CONDITION"
SECTION "E-E"
SCALE: 1"=20'



"ULTIMATE CONDITION"
SECTION "E-E"
SCALE: 1"=20'



SECTION "F-F"
SCALE: 1"=20'

IN THE CITY OF JURUPA VALLEY



ELEVATION VIEW

Scope

(750 mm) through 120" (3000 mm) nominal diameters.

Description

specification.

Material Properties

Fittings Materials*.

Joint Performance

Pipe lengths shall be joined on site using coupling bands, bell & spigots or welded couplers especially design DuroMaxx pipe. Joints shall meet one of the performance levels as required and specified:

Soil Tight Joints (30" – 120") shall be plain ended DuroMaxx pipe with Aluminized Type 2 (or optional

and spigot are reinforced with steel that is fully encased in stress-rated high density polyethylene (meeting the requirements set forth in the above Material Properties paragraph) and that have been

Welded Joints (36" – 120") shall utilize plain ended Duromaxx pipe welded together utilizing exclusiv

[illegible]

Fittings

Only those fittings supplied by or recommended by the manufacturer shall be used.

Installation

Contech Installation Guidelines for DuoroMaxx pipe, available from local Contech representatives or from www.conteches.com.

Nominal Pipe Size	Outside Diameter	Unit Weight ^a	Minimum Waterway Diameter (1)	Minimum Cover ^b	Maximum Cover
inch	in.	lbs/ft	in. (mm)	ft.	ft.
30	36.1 [917.5]	20.8	28.0 [711.2]	1.1 [305]	10 [305]
36	37.1 [942.7]	20.8	28.2 [716.2]	1.1 [305]	10 [305]
42	43.2 [1097]	26.5	28.2 [716.2]	1.1 [305]	10 [305]
48	48.6 [1234]	32.2	28.2 [716.2]	1.1 [305]	10 [305]
54	55.5 [1410]	34.7	30.0 [762]	1.1 [305]	10 [305]
60	61.4 [1560]	41.6	30.0 [762]	1.1 [305]	10 [305]
66	67.2 [1706]	48.6	30.0 [762]	1.1 [305]	10 [305]
72	74.1 [1882]	55.6	32.0 [813]	1.5 [457]	10 [305]
78	80.9 [2062]	76.3	32.0 [813]	2.0 [610]	30 [914]
84	88.3 [2247]	97.0	32.0 [813]	2.0 [610]	30 [914]
90	96.1 [2441]	113	36.0 [914]	2.5 [762]	25 [762]
108	111.9 [2842]	109.0	22.0 [558]	3.0 [914]	25 [762]

* Approximate weights. Actual weight will vary with length and joint type.

** Minimum and maximum cover limits are for H20/H25 loading

The Contech Environmental Commitment

Green Building Council's LEED credits in the categories for sustainable sites, water efficiency and landscaping, and



Contech® Engineered Solutions LLC • 9025 Centre Pointe Drive, Suite 400 West Chester, OH 45069 • 1-800-338-1122

SHEET 3 OF 3



ADDRESS: 1424 ROLLING HILLS DRIVE

FULLERTON, CA 92835
PHONE: (606) 675-1254

PHONE: (626) 675-1254
info@poisil.com

24-3