

REGULAR MEETING AGENDA OF THE JURUPA VALLEY CITY COUNCIL Thursday, April 2, 2020 Closed Session: 6:00 p.m. Regular Session: 7:00 p.m. City Council Chamber 8930 Limonite Avenue, Jurupa Valley, CA 92509

- A. In response to the COVID-19 pandemic, the City of Jurupa Valley is urging residents to avoid attending the meeting and watch the live webcast, which can be accessed at this link: <u>https://www.jurupavalley.org/422/Meeting-Videos</u>
- B. Public email comments may be submitted to the City Clerk at <u>CityClerk@jurupavalley.org</u>
- C. Members of the public are encouraged to submit email comments prior to 6:00 p.m. Thursday but email comments <u>must</u> be submitted prior to the item being called by the Mayor.
- D. The City Clerk shall announce all email comments, provided that the reading shall not exceed three (3) minutes, or such other time as the Council may provide, because this is the time limit for speakers at a Council Meeting. Comments on Agenda items during the Council Meeting can only be submitted to the City Clerk by email. The City cannot accept comments on Agenda items during the Council Meeting on Facebook, social media or by text.
- E. The email comments submitted shall become part of the record of the Council Meeting.

1. 6:00 PM - CALL TO ORDER AND ROLL CALL FOR CLOSED SESSION

- Anthony Kelly, Jr., Mayor
- Lorena Barajas, Mayor Pro Tem
- Chris Barajas, Council Member
- Brian Berkson, Council Member
- Micheal Goodland, Council Member

2. CONVENE TO CLOSED SESSION

A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEM

B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS. The City Council will meet in closed session pursuant to Government Code Section 54956.8 regarding the granting of a utility easement to Southern California Edison generally along Pat's Ranch Road from Cantu-Galliano Road to Limonite as provided and described in the "Decision Granting a Certificate of Public Convenience and Necessity for the Riverside

Transmission Reliability Project" approved by the California Public Utilities Commission on March 12, 2020 (Case No. A.15-04-013; Decision No. 20-03-001). The parties to the negotiations for the potential sale of the property are: City of Jurupa Valley and Southern California Edison. Negotiators for the City of Jurupa are: Rod Butler, George Wentz, Steve Loriso, Tilden Kim, Stephen Lee and Paula Gutierrez-Baeza. Under negotiation are the terms of the grant of the easement.

3. **RECONVENE IN OPEN SESSION**

A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION

4. 7:00 P.M. - CALL TO ORDER AND ROLL CALL FOR REGULAR SESSION

- Anthony Kelly, Jr., Mayor
- Lorena Barajas, Mayor Pro Tem
- Chris Barajas, Council Member
- Brian Berkson, Council Member
- Micheal Goodland, Council Member
- 5. INVOCATION
- 6. PLEDGE OF ALLEGIANCE
- 7. APPROVAL OF AGENDA
- 8. **PRESENTATIONS**
- 9. PUBLIC APPEARANCE/COMMENTS

Public comments may be submitted to the City Clerk at <u>CityClerk@jurupavalley.org</u>. Email comments on matters that are not on the Agenda and email comments for matters on the <u>Consent Calendar</u> must be submitted prior to the time the Mayor calls the item for Public Comments. Members of the public are encouraged to submit comments prior to 6:00 p.m. Thursday. The City Clerk shall announce all email comments, provided that the reading shall not exceed three (3) minutes, or such other time as the Council may provide, because this is the time limit for speakers at a Council Meeting. The email comments submitted shall become part of the record of the Council Meeting. Government Code Section 54954.2 prohibits the City Council from taking action on a specific item until it appears on an agenda.

10. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

11. CITY COUNCIL MEMBER ORAL/WRITTEN REPORTS REGARDING REGIONAL BOARDS AND COMMISSIONS

- A. MAYOR ANTHONY KELLY, JR.
 - 1. UPDATE ON THE NORTHWEST MOSQUITO AND VECTOR CONTROL DISTRICT MEETING OF MARCH 20, 2020
 - 2. UPDATE ON THE RIVERSIDE TRANSIT AGENCY MEETING OF APRIL 1, 2020
- **B.** COUNCIL MEMBER BRIAN BERKSON
 - 1. UPDATE ON THE METROLINK/SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY SPECIAL MEETING OF MARCH 23, 2020
 - 2. UPDATE ON THE METROLINK/SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY MEETING OF MARCH 27, 2020

12. CITY MANAGER'S UPDATE

13. APPROVAL OF MINUTES

A. MARCH 19, 2020 REGULAR MEETING

14. CONSENT CALENDAR (COMMENTS ON CONSENT AGENDA TAKEN HERE)

(All matters on the Consent Calendar are to be approved in one motion unless a Councilmember requests a separate action on a specific item on the Consent Calendar. If an item is removed from the Consent Calendar, it will be discussed individually and acted upon separately.)

A. COUNCIL APPROVAL OF A MOTION TO WAIVE THE READING OF THE TEXT OF ALL ORDINANCES AND RESOLUTIONS INCLUDED IN THE AGENDA

Requested Action: That the City Council waive the reading of the text of all ordinances and resolutions included in the agenda.

B. CONSIDERATION OF CHECK REGISTER IN THE AMOUNT OF \$513,591.04

Requested Action: That the City Council ratify the check registers dated March 12 and 18, 2020 as well as the payroll register dated March 21, 2020.

C. APPROVAL OF REPLACEMENT SUBDIVISION AGREEMENTS AND ACCEPTANCE OF BONDS FOR TRACT MAP 32704 LOCATED ON THE NORTH SIDE OF JURUPA ROAD BETWEEN PYRITE STREET AND TYROLITE STREET (CENTURY COMMUNITIES OF CALIFORNIA, LLC)

- 1. Requested Action: That the City Council approve and authorize the Mayor and City Clerk to execute the replacement Subdivision Agreements; and
- 2. Accept the Faithful Performance Bond No. 21BSBIH0454 in the amount of \$284,500 and Material and Labor Bond No. 21BSBIH0454 in the amount of \$142,250 from Hartford Fire Insurance Company for the construction of improvements within Tract Map 32704 and the Faithful Performance Bond No. 21BSBIH0455 in the amount of \$7,000 from Hartford Fire Insurance Company for the subdivision monuments.

D. RESOLUTION OF INTENTION TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2019-001 (PARADISE KNOLLS); GENERALLY LOCATED AT THE SOUTHWEST CORNER OF LIMONITE AVENUE AND DOWNEY STREET, TRACT NO. 36822

Requested Action: That the City Council adopt Resolution No. 2020-12, entitled:

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2020-001 (PARADISE KNOLLS) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2020-001 (PARADISE KNOLLS)

15. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

16. PUBLIC HEARINGS

- A. CONTINUED PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 16146 (GPA16005) AND AN APPEAL OF TENTATIVE TRACT MAP (TTM) NO. 37052, FOR A 28-SINGLE-FAMILY LOT SUBDIVISION OF A 7.25-ACRE PROPERTY LOCATED WEST OF HUDSON STREET BETWEEN 60TH AND 59TH STREETS, APN: 165-100-027 (APPLICANT: SHORES & TALANIAN)
 - **1.** Requested Action: That the City Council adopt Resolution No. 2020-13, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING GENERAL PLAN AMENDMENT NO. 16005 TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 7.25 GROSS ACRES OF REAL PROPERTY LOCATED WEST OF HUDSON STREET BETWEEN 60TH AND 59TH STREETS (APN: 165-100-027) FROM LOW DENSITY RESIDENTIAL –

COUNTRY NEIGHBORHOOD (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR)

2. Requested Action: That the City Council adopt Resolution No. 2020-14, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, SUSTAINING, WITH MODIFICATIONS, THE COMMISSION'S ADOPTION PLANNING OF A **MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVAL OF TENTATIVE TRACT** "A" MAP 37052, SCHEDULE **SUBDIVISION** OF NO. Α APPROXIMATELY 7.25 GROSS ACRES OF REAL PROPERTY LOCATED WEST OF HUDSON STREET BETWEEN 60TH AND 59TH STREETS (APN: 165-100-027) INTO TWENTY-EIGHT SINGLE-FAMILY RESIDENTIAL LOTS

B. PUBLIC HEARING REGARDING THE ANNEXATION OF TERRITORY ZONE 2-F (BELLEGRAVE COMPLEX) TO THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (THE "DISTRICT") AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY; BELLEGRAVE AVENUE BETWEEN MISSION BOULEVARD AND GLEN STREET TTM36572

Requested Action: That the City Council adopt Resolution No. 2020-15, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ORDERING THE ANNEXATION OF TERRITORY (ZONE 2-F); LOCATED ON BELLEGRAVE AVENUE BETWEEN MISSION BOULEVARD AND GLEN STEET, TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, CONFIRMING A DIAGRAM AND ASSESSMENT, ORDERING THE IMPROVEMENTS AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2020-21 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION

17. COUNCIL BUSINESS

A. MID-YEAR BUDGET PRESENTATION AND AMENDMENTS (CONTINUED FROM THE MARCH 19, 2020 MEETING)

1. Requested Action: That the City Council receive and file the Mid-Year Budget Presentation; and

2. That the City Council approve Fiscal Year 2019-20 Mid-Year Budget Amendments to the City's Budget as presented in the attached exhibit.

B. INITIATION OF GENERAL PLAN AMENDMENT TO ALLOW WAREHOUSE / DISTRIBUTION USES OUTSIDE OF THE MIRA LOMA WAREHOUSE / DISTRIBUTION OVERLAY IN A PROPOSED DISTRICT AT RUBIDOUX (EMERALD MEADOWS) SPECIFIC PLAN (CASE NUMBER: MA19168), (APPLICANT: EM RANCH OWNER, LLC) (CONTINUED FROM THE MARCH 19, 2020 MEETING)

Requested Action: That the City Council initiate a General Plan Amendment to enable EM Ranch Owner, LLC to seek approval of an amendment to the Mira Loma Warehouse/Distribution Overlay in order to allow for an industrial and commercial development that will include logistics distribution warehouse uses on approximately 246 acres of land within a proposed specific plan that would replace the Emerald Meadows Specific Plan, generally located south of the SR60 freeway, west of the Santa Ana River, north of 34th Street, east of Rubidoux Boulevard.

C. APPROVING BILINGUAL ENGLISH/SPANISH PAY, STANDBY DUTY BENEFITS, AND ADDITIONAL EXECUTIVE LEAVE CLASSIFICATIONS

Requested Action: That the City Council approve three additional Personnel Policies that will added to the City's Personnel Policies and Procedures Manual.

D. MASTER APPLICATION (MA) NO. 16045 (GPA16001, CZ16003, & SP16001) INFORMATIONAL ITEM REGARDING NEW CONCEPTUAL LAND USE PLAN FOR PROPOSED RIO VISTA SPECIFIC PLAN NO. 16001 ON APPROXIMATELY 917 ACRES OF LAND LOCATED NORTH OF CANAL STREET, SOUTH OF THE CITY BOUNDARY (APPLICANT: RICHLAND PLANNED COMMUNITIES)

Requested Action: That the City Council receive a staff presentation to inform the City Council regarding the applicant's revised conceptual land use plan and provide comments to the applicant.

E. CITY COUNCIL REIVEW OF THE DRAFT 2019 GENERAL PLAN ANNUAL PROGRESS REPORT

Requested Action: That the City Council receive and file the 2019 General Plan Annual Progress Report and direct staff to so notify the California Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD).

18. CITY ATTORNEY'S REPORT

19. COUNCIL MEMBER REPORTS AND COMMENTS

20. ADJOURNMENT

Adjourn to the Regular Meeting of April 16, 2020 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

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, Jurupa Valley City Council Members in connection with a matter subject to discussion or consideration at an open meeting of the City Council 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 Avenue, Jurupa Valley, CA 92509, at the time the writing is distributed to all, or a majority of, Jurupa Valley City Council Members. The City Council may also post the writing on its Internet website at <u>www.jurupavalley.org</u>.

Agendas and Minutes are posted on the City's website at <u>www.jurupavalley.org</u>.

MINUTES OF THE REGULAR MEETING OF THE JURUPA VALLEY CITY COUNCIL March 19, 2020

The meeting was held at the Jurupa Valley City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA

1. 7:00 P.M. - CALL TO ORDER AND ROLL CALL FOR REGULAR SESSION

- Anthony Kelly, Jr., Mayor
- Lorena Barajas, Mayor Pro Tem
- Chris Barajas, Council Member
- Brian Berkson, Council Member
- Micheal Goodland, Council Member

Mayor Kelly called the regular meeting to order at 7:00 p.m. Mayor Kelly announced that Mayor Pro Tem Lorena Barajas would be participating via teleconference.

- 2. **INVOCATION** was given by Council Member Micheal Goodland.
- **3. PLEDGE OF ALLEGIANCE** was led by Mayor Anthony Kelly, Jr.

4. APPROVAL OF AGENDA

A motion was made by Council Member Micheal Goodland, seconded by Mayor Pro Tem Lorena Barajas, to approve the Agenda and continue Agenda Items 15.A, 16.A, and 16.C to a later date. A roll call vote was taken.

Roll Call:Ayes:C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:None

5. **PRESENTATIONS**

A. PROCLAMATION CELEBRATING INNOVATION MONTH IN RIVERSIDE COUNTY

Mayor Kelly announced that this item would be continued to a later date.

B. CHAMBER OF COMMERCE QUARTERLY REPORT

Mayor Kelly announced that this item would be continued to a later date.

6. PUBLIC APPEARANCE/COMMENTS

Randy Kibbe spoke regarding an invitation for a public comment regarding a cell tower that is proposed directly behind his home. He voiced concern that this project is considered an "entitlement." He believes that the project should be not considered categorically exempt from environmental studies as it will do harm to him and his neighbors. He requested that the cell tower be monitored for the exposure level of radio waves and how it will impact residents.

Spencer Rogers questioned that with the current Corona virus, will the Sheriff's Department and the City now enforce the illegal vendor ordinance. He noted that he has provided a list of the locations of these illegal vendors to the City Council at the March 5, 2020 meeting. He is available to provide additional information if necessary.

Bill Rendall thanked the Mayor, Council Members, City personnel and Jurupa Valley volunteers. He commented that he is grateful for their service to the City and surrounding areas, noting that they are appreciated especially during this worldwide emergency as it will allow for reductions in misery for many.

Esmeralda Perez commented that in light of the COVID-19 pandemic and the Governor's proclamation, the Rubidoux swap meet/drive-in theater is still operating. She stated that this is putting residents at risk.

Marcy Bloomquist questioned whether the City Council would be taking the same measures as the Mayor of Los Angeles in stopping residential evictions and preventing utility shutoffs.

Carmina Ortiz commented that she appreciates the work of all the City's officials and staff. She asked if the City declares a State of Emergency and needs to enforce a "shutter in place" order, would that also include businesses?

Shannon Gonzalez, Chief Program Officer, Family Service Association reported that as developments continue to evolve, FSA is consistently implementing planned courses of action as fall in line with the local and state government directives in response to the COVID-19 pandemic. It is a priority to ensure residents in Jurupa Valley who attend their senior nutrition program at the Eddie Dee Smith Senior Center continue to receive their daily lunch. Beginning Tuesday, March 17th, FSA began implementing a drive-up-to-go meal system. Seniors who were previously attending the center for lunch now will attend once a week to receive five frozen meals. They are currently working with local officials to secure more resources to try and meet the needs of the senior community members during this difficult time. Communication updates will be provided by FSA as they continue to develop.

7. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

Mayor Anthony Kelly welcomed everyone to tonight's meeting, noting that there are many who are watching the livestream instead of attending in person due to the COVID-19 outbreak. He urged everyone to remain calm while being vigilant in protecting themselves. He offered prayers for everyone's wellbeing.

Council Member Micheal Goodland expressed his concern for those who have tested positive for the COVID-19 virus. He offered prayers and urged everyone to remain indoors and stay safe.

Council Member Brian Berkson discussed the COVID-19 pandemic, stating that we are in a difficult time. He stated that it is nice to see local residents being polite, courteous, and kind, noting that we are all going to get through this. He stated that the Council are working with the appropriate agencies and are constantly monitoring the situation. He urged residents to heed the governor's warning and the new "Safer at Home" directive as no one is immune to this virus.

Mayor Pro Tem Lorena Barajas discussed the COVID-19 pandemic and urged residents to get their information from trusted sources and to avoid the misinformation on social media. She encouraged everyone to take all the necessary precautions to stay safe. She stated that there is no need for panic buying of supplies and food as there is not a shortage of food – there is just a need to restock. She urged everyone to be respectful and help others who are in need. She advised that price gouging is illegal during an emergency and anyone who has been a victim of price gouging, or who has information regarding potential price gouging, can file a complaint at <u>https://oag.ca.gov</u> or by calling 800-952-5225.

8. CITY COUNCIL MEMBER ORAL/WRITTEN REPORTS REGARDING REGIONAL BOARDS AND COMMISSIONS

- A. MAYOR ANTHONY KELLY, JR.
 - 1. Mayor Kelly announced that the Northwest Mosquito and Vector Control District meeting of March 19, 2020 was re-scheduled to March 20, 2020.

B. COUNCIL MEMBER CHRIS BARAJAS

1. Council Member Barajas gave an update on the Western Community Energy Board of Directors meeting of March 11, 2020.

C. COUNCIL MEMBER BRIAN BERKSON

- 1. Council Member Berkson gave an update on the Riverside County Transportation Commission meeting of March 11, 2020.
- 2. Council Member Berkson gave an update on the Metrolink/Southern California Regional Rail Authority meeting of March 13, 2020.
- 3. Council Member Berkson gave an update on the Mobile Source Air Pollution Reduction Review Committee meeting of March 19, 2020.

9. CITY MANAGER'S UPDATE

City Manager Rod Butler announced that he made the call to cancel the Interagency Coordinating Council meeting which was scheduled on Friday March 27th. The next meeting is scheduled in late May and he will reevaluate early to mid-May whether it makes sense to go forward with that meeting. He confirmed that the Chamber of Commerce's annual Awards Banquet has been postponed until sometime this fall. The Riverside Sheriff's Award Dinner which was scheduled in April has also been postponed to early October.

10. APPROVAL OF MINUTES

A. MARCH 5, 2020 REGULAR MEETING

A motion was made by Council Member Chris Barajas, seconded by Council Member Michael Goodland, to approve the Minutes of the March 5, 2020 Regular meeting. A roll call vote was taken.

Roll Call:Ayes:C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:None

11. CONSENT CALENDAR

A. COUNCIL APPROVAL OF A MOTION TO WAIVE THE READING OF THE TEXT OF ALL ORDINANCES AND RESOLUTIONS INCLUDED IN THE AGENDA

Requested Action: That the City Council waive the reading of the text of all ordinances and resolutions included in the agenda.

B. CONSIDERATION OF CHECK REGISTER IN THE AMOUNT OF \$483,434.07

Requested Action: That the City Council ratify the check registers dated February 27 and March 5, 2020 as well as the payroll register dated February 29 and March 7, 2020.

A motion was made by Council Member Micheal Goodland, seconded by Mayor Pro Tem Lorena Barajas, to approve the Consent Calendar. A roll call vote was taken.

Roll Call:	
Ayes:	C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly
Noes:	None

12. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

13. PUBLIC HEARINGS

A. CONTINUED PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 16146 (GPA16005 AND TTM37052) FOR A 28-SINGLE-FAMILY LOT SUBDIVISION OF A 7.25-ACRE PROPERTY LOCATED WEST OF HUDSON STREET BETWEEN 60TH AND 59TH STREETS, APN: 165-100-027 (APPLICANT: SHORES & TALANIAN)

By consensus, the City Council continued this item to the April 2, 2020 meeting in order for the applicant to attend the public hearing.

Ayes:C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:None

14. COUNCIL BUSINESS

A. MID-YEAR BUDGET PRESENTATION AND AMENDMENTS

By consensus, the City Council continued this item to a later date.

Ayes:C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:None

B. REQUEST FOR CITY COUNCIL DIRECTION RELATED TO THE ACQUISITION OF THE EDDIE DEE SMITH SENIOR CENTER AND THE JURUPA VALLEY BOXING CLUB

George Wentz, Deputy City Manager presented the Staff Report. Mr. Wentz reported that the County of Riverside has offered a potential acquisition of the Eddie Dee Smith Senior Center and the Jurupa Valley Boxing Club noting that if the City of Jurupa Valley declines to assume the operations by July 1, 2020; that both facilities will be closed and the programs discontinued. He suggested that if the Council were to move forward with the potential acquisition, they would not be obligated to that acquisition if the City moves forward with a continued conversation with the County of Riverside.

Further discussion followed regarding the level of Community Development Block Grant funds that are allocated for the operational costs of these facilities.

Council Member Brian Berkson questioned whether the City could inspect the buildings to determine any future maintenance costs.

George Wentz, Deputy City Manager responded that Staff from the Building Department have inspected both properties and he would be happy to provide that information to the Council.

Further discussion followed concerning future uses and other options for the facilities.

Council Member Chris Barajas suggested that a joint partnership with the Jurupa Area Recreation and Park District could be used for the operation of programs and maintenance of the Eddie Dee Smith Senior Center.

Further discussion followed.

Betty Anderson commented that the City Council should consider that these properties were bought by the Jurupa Valley Redevelopment Project Area. No other community in Riverside County has paid any property taxes for the purchase of these properties. For this reason, she does not understand why the County is trying to get the City to acquire them. The taxpayers within the Project Area own them – not the County. If the City decides not to acquire these properties because of the operational cost, then the City, not the County should sell the properties and return the proceeds to the taxpayers within the Jurupa Valley Redevelopment Project Area.

Shannon Gonzalez, Chief Program Officer, Family Service Association stated that FSA has been providing child development, senior housing, and senior centered services in the community of Jurupa Valley for over 30 years. FSA has been the operator of the Eddie Dee Smith Senior Center since July 1, 2017, utilizing an asset-based community development strategy to provide programming that is collaborative and innovative and meets the needs of the community. As a non-profit partner, FSA wishes to express its commitment and desire to work with the City of Jurupa Valley on what works best for its senior residents and the operations of the Eddie Dee Smith Senior Center.

Jacqui Lee questioned whether the County is eliminating other senior centers in the county or just the one in Jurupa Valley. She asked whether FSA could keep it running or would it go up for bid. She questioned whether grants that pay for the senior center are transferable to the City or whether the City needs to apply for federal or state grants in order to fund the operations. She questioned the cost to run these programs and whether the buildings could be used for other uses such as for homelessness services.

Bonnie Butler voiced concern regarding the County of Riverside's interest in donating the Eddie Dee Smith Center and the Boxing Club to the City of Jurupa Valley. She questioned whether the County owns these two facilities or whether they were purchased with Redevelopment funds.

Victoria Kirkman commented that the City should acquire the senior center and boxing club located in Rubidoux. At some point, the City needs to invest in the local community and reassess what programs they currently support. These resources are located in a needed area of the city. She supports the acquisition as long as there are no attached contingency, which would limit the future use of the buildings.

Following discussion, Council Member Brian Berkson asked staff to provide information on the market value of both of the properties should the buildings remain empty.

A motion was made by Council Member Micheal Goodland, seconded by Council Member Chris Barajas, to direct City staff to proceed with the potential acquisition of real property and assume the operating responsibilities of the Eddie Dee Smith Senior Center and the Jurupa Valley Boxing Club. A roll call vote was taken.

Roll Call:Ayes:C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:None

C. INITIATION OF A GENERAL PLAN AMENDMENT TO ALLOW WAREHOUSE / DISTRIBUTION USES OUTSIDE OF THE MIRA LOMA WAREHOUSE / DISTRIBUTION OVERLAY IN A PROPOSED DISTRICT AT RUBIDOUX (EMERALD MEADOWS) SPECIFIC PLAN (CASE NUMBER: MA19168), (APPLICANT: EM RANCH OWNER, LLC)

By consensus, the City Council continued this item to a later date.

Ayes:C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:None

D. APPROVAL OF A COMPUTER RESOURCES AND TELECOMMUTING POLICY

City Manager Rod Butler presented the staff report. Mr. Butler outlined the City's options in light of the Governor's Executive Order which is intended to help stop the spread of the COVID-19 virus. The proposed policy would allow City employees to work from home or from any alternate work site, using a computer connected to the City's network through a Virtual Private Network.

Further discussion followed.

Council Member Chris Barajas suggested adding two-factor authentication to protect the City's data.

A motion was made by Council Member Chris Barajas, seconded by Council Member Micheal Goodland, to approve a Computer Resources and Telecommuting Policy to be added to the City's existing Personnel Policies and Procedures Manual with the addition of a two-factor authentication process. A roll call vote was taken.

Roll Call:

Ayes:C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:None

E. DECLARATION OF A LOCAL EMERGENCY DUE TO THE COVID-19 VIRUS PANDEMIC AND PROCLAIMING THE EXISTENCE OF A LOCAL EMERGENCY AND DISCUSSION OF POTENTIAL ACTIONS TO RESPOND TO THE EMERGENCY

City Manager Rod Butler presented the Staff Report.

George Wentz, Deputy City Manager reported on City operations and staffing. He outlined some of the measures put into place to make sure employees and members of the public are protected.

Terri Rollings, Assistant to the City Manager/PIO provided information on the City's increased efforts to clean and disinfect City Hall facilities. She outlined the City's community outreach efforts and the way City staff are interacting with local and state agencies.

City Attorney Peter Thorson provided information on the conduct of City Council meetings and the Governor's Executive Order which suspended provisions of the Brown Act to allow greater flexibility to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically. He noted that the current directive is to discourage in-person meetings to help prevent the spread of the COVID-19 virus, noting that these rules may change as developments occur.

Council Member Chris Barajas thanked City staff for their efforts. He suggested additional measures that would help residents.

Mayor Anthony Kelly discussed additional efforts to clean and sanitize the public right of way.

Further discussion followed.

Council Member Brian Berkson questioned whether there were any plans to curtail nonessential City inspections.

Lieutenant Danny Young outlined the protocol for the Sheriff's Department in protecting the public and members of the Sheriff's Department.

Mayor Pro Tem Lorena Barajas suggested researching the actual cost of a stimulus program for small businesses.

Further discussion followed.

A motion was made by Council Member Chris Barajas, seconded by Council Member Micheal Goodland, to adopt Resolution No. 2020-10, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, PROCLAIMING THE EXISTENCE OF A LOCAL EMERGENCY RELATING TO THE COVID-19 VIRUS PANDEMIC; AND

Direct City staff to bring back additional items for approval that would 1) suspend evictions for residents and small businesses; 2) order that all restaurants in Jurupa Valley should be closed for in-restaurant seated dining and should be open only to drive-through or other pick-up/delivery options; 3) order the closure of nonessential businesses such as bars, gyms, and swap meets; 4) order childcare centers to reduce group sizes to no larger than 10 people total, including children and adults and to the degree possible, maintain the same groups from day to day; 5) order places of worship to comply with the Governor's Executive Order; and 6) schedule a press conference briefing that includes input from other Jurupa Valley agency leaders.

Roll Call:Ayes:C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:None

15. CITY ATTORNEY'S REPORT

City Attorney Peter Thorson had no report. He announced that tonight's closed session meeting would be cancelled.

16. COUNCIL MEMBER REPORTS AND COMMENTS

Council Member Brian Berkson discussed the statistics which show how fast the COVID-19 virus is spreading throughout the country. He encouraged citizens to stay home and practice social distancing.

Council Member Michael Goodland encouraged citizens to get their information from official sources, not social media.

Council Member Chris Barajas thanked his colleagues on the Council for doing what they can to protect the residents of the community.

Mayor Pro Tem Lorena Barajas urged Jurupa Valley residents to stay safe, follow precautionary measures and take care of each other.

Mayor Anthony Kelly thanked City staff and the City's first responders for all they do for the community. He encouraged citizens to take all the necessary precautions to keep themselves safe. He suggested a virtual town hall meeting, which would allow residents to get up to date information.

17. ADJOURNMENT

There being no further business before the City Council, Mayor Kelly adjourned the meeting at 9:40 p.m.

The next meeting of the Jurupa Valley City Council will be held April 2, 2020 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,

Victoria Wasko, CMC City Clerk RETURN TO AGENDA

City of Jurupa Valley

STAFF REPORT

DATE: APRIL 2, 2020

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM:ROD BUTLER, CITY MANAGERBY:CONNIE CARDENAS, ADMINISTRATIVE SERVICES DIRECTOR

SUBJECT: AGENDA ITEM NO. 14.B

CHECK REGISTERS

RECOMMENDATION

That the City Council ratify the check registers dated March 12 and 18, 2020 as well as the payroll register dated March 21, 2020.

The City Council of the City of Jurupa Valley authorizes expenditures through the annual budget process. The FY 2019-20 Budget was adopted on June 6, 2019. Expenditures not included in the annual budget process are approved by resolution throughout the fiscal year.

ANALYSIS

All expenditures on the attached check registers have been approved by the City Council and are in conformance with the authority provided by Section 37208 of the Government Code.

OTHER INFORMATION

None.

FINANCIAL IMPACT

Check registers:

03/12/20 \$ 295,955.10 03/18/20 \$ 166,729.66 Payroll register:

03/21/20 \$ 50,906.28

TOTAL <u>\$ 513,591.04</u>

ALTERNATIVES

1. Not ratify the attached check registers.

Prepared by:

Connie Cardenas Administrative Services Director Submitted by:

Tutler

Rod B. Butler City Manager

Attachments:

- 1. Check registers dated March 12 and 18, 2020.
- 2. Payroll Register dated March 21, 2020.

-18758 5850 APPALOC 236.64 236.64
0-18730 2350 FLEETW(60.70 60.70
961.60 961.60 961.60
9-18780 10393 60TH ST 453.90 453.90
9-18677 4781 SUNCRE: 794.83 794.83
20 CELL SERVICE 2/2 946.23 946.23
E OF NEW ORD. NO.2C 422.40 14 PLANNING DIRECT(316.80 739.2C
20 MEDICAL INSURAN 2,944.40 2,944.40
-18599 8988 KENNED' 1,257.81 1,257.81
9-18167 5198 CEDAR S 36.77 36.77
20 BUSINESS VOICE 119.97 119.97
20 PROF SERVICES 135,608.75 135,608.75
020 EMP. CAFE.PLAN E 682.20 682.20
9-18324 7097 MISSION 462.57 462.57
9-18116 5324 CONCHA 254.69 254.69
9-18380 2812 RAZOR D 563.06 563.06
20 COPIER LEASE 1,422.86 1,422.86

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Final Check List City of Jurupa Valley

Page: 1

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Check #

03/12/2020 11:22:20AM

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Final Check List City of Jurupa Valley

Page: 2

Check Total

Date Vendor Invoice Inv Date Description **Amount Paid** 13043 3/12/2020 00015 EDISON - SOUTHERN CALIFO2-38-499-8514 3/6/2020 STREET LIGHT ELECTRIC 4,831.37 Voucher: 2-39-045-7315 3/6/2020 CFD 2014-001 LIGHT ELECTR 561.58 2-42-223-8170 3/6/2020 STREET LIGHT ELECTRIC (H) 59.01 2-35-433-9533 3/6/2020 STREET LIGHT ELECTRIC 48.27 2-38-507-9140 3/6/2020 PUMP STATION ELECTRIC 33.38 2-38-508-0064 3/6/2020 PUMP STATION ELECTRIC 27.99 2-38-507-9033 3/6/2020 PUMP STATION ELECTRIC 26.64 2-38-508-0296 3/6/2020 PUMP STATION ELECTRIC 26.36 3/6/2020 2-38-707-4222 STREET LIGHT ELECTRIC 16.01 2-38-506-3094 3/6/2020 STREET LIGHT ELECTRIC 15.11 2-40-914-7931 3/6/2020 LLMD ELECTRIC CHARGES 14.03 2-38-508-0510 3/6/2020 STREET LIGHT ELECTRIC 13.28 STREET LIGHT ELECTRIC 2-40-534-6651 3/6/2020 12.21 2-40-617-0027 3/6/2020 STREET LIGHT ELECTRIC 12.10 2-38-507-8951 3/6/2020 PUMP STATION ELECTRIC 12.06 2-35-433-9731 3/6/2020 PUMP STATION ELECTRIC 12.00 2-38-507-8548 3/6/2020 STREET LIGHT ELECTRIC 11.96 2-38-507-8365 3/6/2020 STREET LIGHT ELECTRIC 11.72 2-38-508-0403 3/6/2020 PUMP STATION ELECTRIC 11.72 2-38-507-8514 3/6/2020 STREET LIGHT ELECTRIC 11.29 2-38-507-8571 3/6/2020 STREET LIGHT ELECTRIC 11.29 2-38-507-8829 3/6/2020 STREET LIGHT ELECTRIC 11.29 3/6/2020 2-38-983-2460 STREET LIGHT ELECTRIC 11.29 2-38-507-8308 3/6/2020 PUMP STATION ELECTRIC

2-38-508-0486

2-38-507-8217

2-38-507-8886

2-38-507-9793

2-38-508-0692

2-38-507-8258

2-38-507-8324

2-38-507-8662

2-38-507-8696

2-38-507-8720

2-42-223-8261

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11.29 3/6/2020 PUMP STATION ELECTRIC 11.29 3/6/2020 PUMP STATION ELECTRIC 11.19 3/6/2020 STREET LIGHT ELECTRIC 11.15 3/6/2020 STREET LIGHT ELECTRIC 11.15 3/6/2020 STREET LIGHT ELECTRIC 11.15 3/6/2020 PUMP STATION ELECTRIC 11.15 3/6/2020 PUMP STATION ELECTRIC 11.15 3/6/2020 STREET LIGHT ELECTRIC 11.05 3/6/2020 STREET LIGHT ELECTRIC 11.05 3/6/2020 STREET LIGHT ELECTRIC 11.05 3/6/2020 STREET LIGHT ELECTRIC (H, 10.92

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Bank : chase CHASE BANK		(Continued)				
Check # Date Ve	endor	Invoice	Inv Date	Description	Amount Paid	Check Total
13044 3/12/2020 00 Voucher:	015	2-38-508- EDISON - SOUTHERN CALIFO2-40-914-		PUMP STATION ELECTRIC LLMD ELECTRIC CHARGES	10.66 2.59	5,946.21 2.59

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Final Check List City of Jurupa Valley

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Tota
13045	3/12/2020	00015	EDISON - SOUTHERN CALIFO2-38-467-04	77 3/6/2020	CDF 14-002 STREET LIGHT E	1,176.50	
	Voucher:		2-38-499-71		STREET LIGHT ELECTRIC	859.16	
			2-33-840-47		STREET LIGHT ELECTRIC	486.96	
			2-33-840-66		STREET LIGHT ELECTRIC	268.35	
			2-38-500-08		STREET LIGHT ELECTRIC	189.84	
			2-38-499-95		STREET LIGHT ELECTRIC	108.74	
			2-38-500-26		STREET LIGHT ELECTRIC	101.63	
			2-36-296-07		STREET LIGHT ELECTRIC	98.37	
			2-38-500-14		STREET LIGHT ELECTRIC	91.69	
			2-38-467-04		CFD 2013-001 STREET LIGHT	85.88	
			2-42-456-03	73 3/6/2020	TRAFFIC SIGNAL ELECTRIC	82.57	
			2-40-702-67	15 3/6/2020	STREET LIGHT ELECTRIC	74.60	
			2-40-778-49	33 3/6/2020	CFD14-001 STREET LIGHT EL	74.60	
			2-38-499-98	68 3/6/2020	STREET LIGHT ELECTRIC	68.22	
			2-40-777-80	42 3/6/2020	STREET LIGHT ELECTRIC	62.19	
			2-39-859-70	88 3/6/2020	SIGNAL LIGHT ELECTRIC CH.	52.33	
			2-40-721-29	92 3/6/2020	STREET LIGHT ELECTRIC	50.05	
			2-38-507-97	36 3/6/2020	PUMP STATION ELECTRIC	49.48	
			2-41-364-11		STREET LIGHT ELECTRIC	45.73	
			2-38-500-06	25 3/6/2020	STREET LIGHT ELECTRIC	34.40	4.)
			2-38-500-12	76 3/6/2020	STREET LIGHT ELECTRIC	34.16	
			2-38-500-23	57 3/6/2020	STREET LIGHT ELECTRIC	34.16	
			2-38-500-25	06 3/6/2020	STREET LIGHT ELECTRIC	34.16	
			2-41-364-07	56 3/6/2020	STREET LIGHT ELECTRIC	33.15	
			2-38-500-28	52 3/6/2020	STREET LIGHT ELECTRIC	25.07	
			2-38-901-74	50 3/6/2020	STREET LIGHT ELECTRIC	24.90	
			2-39-935-72	35 3/6/2020	SIGNAL LIGHT ELECTRIC CH	17.99	
			2-38-499-79	38 3/6/2020	STREET LIGHT ELECTRIC	17.19	
			2-40-448-66	3/6/2020	STREET LIGHT ELECTRIC	17.19	
			2-38-500-10		STREET LIGHT ELECTRIC	17.07	
			2-38-500-30		STREET LIGHT ELECTRIC	17.07	

2-39-006-1497

2-38-499-8381

2-38-507-8613

2-42-245-7010

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Final Check List City of Jurupa Valley

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Bank	: chase C	HASE BANK	Continued	1)				
Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
	3/12/2020 Voucher:		EDISON - SOUTHERN CALIFO)2-38-272-9663 2-34-593-4541	3/5/2020 3/5/2020	TRAFFIC SIGNAL ELECTRIC CITY HALL ELECTRIC CHARG	8,971.98 1,427.74	10,399.72
	3/12/2020 Voucher:	00015	EDISON - SOUTHERN CALIFO	02-40-010-3776	3/4/2020	CFD IRR ELECTRICAL CHAR(95.87	95.87
	3/12/2020 Voucher:	02180	EMPIRE GROUP OF COMPAN	1158503	3/2/2020	WINDOW ENVELOPES- CITY	539.35	539.35
	3/12/2020 Voucher:	02352	GALLARZO, ANGEL	BD-2015-7285	3/10/2020	BD2015-7285 10413 56TH ST.	63.11	63.11
13050	3/12/2020 Voucher:	02367	GARCIA, GRISELDA	BD-2018-16971	3/10/2020	BD2018-16971 4093 CAMPBEI	102.02	102.02
	3/12/2020 Voucher:	00492	GARCIA, MANUEL	BD-2018-15988	3/10/2020	BD2018-15988 6733 BRENTO	586.61	586.61
13052	3/12/2020 Voucher:	01765	GRC ASSOCIATES, INC.	46-0120	2/6/2020	CDBG ADMIN. SRVCS (2019-2	7,080.00	7,080.00
13053	3/12/2020 Voucher:	02374	GUERRERO, LEO	BD-2018-14957	3/10/2020	BD2018-14957 10470 JURUPA	153.06	153.06
13054	3/12/2020 Voucher:	01006	HARDY & HARPER, INC.	46229	2/19/2020	CDBG PRJ. NO.18-A.2 RUBID	14,129.00	14,129.00
13055	3/12/2020 Voucher:	02247	HERDMAN, BRIDGET	BD-2019-18410 BD-2019-18408 BD-2018-15904	3/10/2020	BD2019-18410 3428 DE FORE BD2019-18408 3436 DE FORE BD2018-15904 3404-44 DE FO	1,090.64 828.75 462.44	2,381.83
	3/12/2020 Voucher:	01039	HINDERLITER, DE LLAMAS &		2/26/2020	JAN-MAR 2020 CONTRACT SI	17,284.50	17,284.50
13057	3/12/2020 Voucher:	02357	HONGRATANA, SAKCHAI	BD-2019-17801	3/10/2020	BD2019-17801 9319 GRANITE	402.90	402.90
	3/12/2020 Voucher:	02351	INVISION INDIAN HILLS LLC	BD-2018-17390 BD-2018-17397 BD-2018-17398 BD-2018-17396 BD-2018-17399 BD-2018-17394 BD-2018-17395	3/10/2020 3/10/2020 3/10/2020 3/10/2020 3/10/2020	BD2018-17390 5578 GOLF ST. BD2018-17397 5557 GOLF ST. BD2018-17398 5571 GOLF ST. BD2018-17396 5543 GOLF ST. BD2018-17399 5585 GOLF ST. BD2018-17394 5515 GOLF ST. BD2018-17395 5529 GOLF ST.	258.88 246.77 179.66 179.66 174.35 174.35 107.24	
				BD-2018-17395 BD-2018-17393			107.24 103.29	

BD-2018-17392 3/10/2020 BD2018-17392 5524 GOLF ST.

1,526.13

101.93

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Final Check List City of Jurupa Valley

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Bank : chas	se CHASE BAN	C (Continued	(b				
Check # Dat	e <u>Vendor</u>		Invoice	Inv Date	Description	Amount Paid	Check Total
13059 3/12/2 Vouche		J.S. SOUTHWEST CONSTRU	CBD-2018-17495	3/10/2020	BD2018-17495 7700-7900 LIM(131.99	131.99
13060 3/12/2 Vouche		JOHNSON, KENNETH	BD-2014-5346	3/10/2020	BD2014-5346 5553 AVENUE JI	104.45	104.45
13061 3/12/2 Vouche		JONES, R. SCOTT	BD-2019-18259	3/10/2020	BD2019-18259 4651 BROOKH	407.43	407.43
13062 3/12/2 Vouche		JURUPA COMMUNITY SERVI	C23828-003 23875-003 23829-003 25472-003 21933-002 23343-002 23342-003 28035-003 40163-003	3/4/2020 3/4/2020 3/4/2020 3/4/2020 3/4/2020 3/4/2020 3/4/2020 3/4/2020 3/4/2020	JCSD WATER CHARGES JCSD WATER CHARGES JCSD WATER CHARGES JCSD WATER CHARGES JCSD WATER CHARGES JCSD WATER CHARGES JCSD WATER CHARGES 9801 FAIRFOR (IRR) IRR WATER CHARGES	240.73 207.28 207.28 132.03 80.40 80.40 64.79 64.79 64.79	1,142.49
13063 3/12/2 Vouche		JURUPA VALLEY CHAMBER (3/4/2020	PRESIDENT AWARD SPONSC	1,000.00	1,000.00
13064 3/12/2 Vouche 13065 3/12/2	er:	KARCHER, DANIEL KIMLEY-HORN AND ASSOCIA	MP17-023 MP18-002 \15935003	3/10/2020 3/11/2020 1/31/2020	MP17-023 ENG.REIMB MP18-002 LD18-013 ENG. REI JAN 2020 PEDLEY- JURUPA R	6,400.00 3,900.00 14,036.35	10,300.00 14,036.35
Vouche 13066 3/12/2 Vouche	020 02359	LGC DEVELOPMENT	BD-2019-18562		BD2019-18562 6558 AVENIDA	1,268.78	1,268.78
13067 3/12/2 Vouche		MARQUEZ, ARTURO	BD-2013-3317	3/10/2020	BD2013-3317 11131 PALA PLA	186.20	186.20
13068 3/12/2 Vouche		MCLAREN, ROSS	BD-2019-18667	3/10/2020	BD2019-18667 6310 MISSION	460.27	460.27
13069 3/12/2 Vouche		MOBILE MODULAR STORAG	E300184819	2/26/2020	MAR 2020 STORAGE CONTAI	125.10	125.10
13070 3/12/2 Vouche	020 02361	MONTES DE OCA, LILIANA	BD-2018-17697	3/10/2020	BD2018-17697 11270 PHILADE	151.21	151.21
13071 3/12/2 Vouche	020 02368	NEWARD, MARYANN	BD-2019-18351	3/10/2020	BD2019-18351 12095 LIMONIT	284.07	284.07

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Final Check List City of Jurupa Valley

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Bank : chase C	HASE BANK	(Continued)				
Check # Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
13072 3/12/2020 Voucher:	01517	OFFICE DEPOT, INC	450823384001 450104789001 450134445001 450134444001	3/3/2020 3/2/2020 3/3/2020 2/29/2020	OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES	104.59 73.73 45.78 35.20	
13073 3/12/2020 Voucher:	00046	P.F. PETTIBONE & CO	450836497001 178390	3/4/2020 2/28/2020	OFFICE SUPPLIES BLACK MINUTE BOOK COVEF	10.78 653.55	270.08 653.55
13074 3/12/2020 Voucher:	02371	PACIFIC BEND INC.	BD-2019-18500	3/10/2020	BD2019-18500 3591 DE FORE	502.23	502.23
13075 3/12/2020 Voucher:	02370	PATALON, RANDY	BD-2018-17235	3/10/2020	BD2018-17235 9626 SEA HOR	186.15	186.15
13076 3/12/2020 Voucher:	00003	PETTY CASH	030620	3/6/2020	REPLENISH CASH DRAWER	11.22	11.22
13077 3/12/2020 Voucher:	01463	RIVERSIDE PERSONNEL, SEI	585484	3/4/2020	STAFFING SVCS WEEK ENDI	1,026.00	1,026.00
13078 3/12/2020 Voucher:	02379	SABA HOLDING CO, LLC	N504002456	2/21/2020	TRACTOR-SKID STEER LOAE	26,934.27	26,934.27
13079 3/12/2020 Voucher:	01516	SANTA FE BUILDING MAINTE	18327	2/29/2020	FEB 2020 CITY HALL MAINTE	3,772.05	3,772.05
13080 3/12/2020 Voucher:	02356	SCHMITZ, MARK	BD-2019-18697 BD-2019-18696		BD2019-18697 28TH ST. & HA BD2019-18696 5433 28TH ST.	400.76 400.76	801.52
13081 3/12/2020 Voucher:	02366	SHAW, STEVE	BD-2019-18713		BD2019-18713 4070 ETIWANE	1,387.52	1,387.52
13082 3/12/2020 Voucher:	01253	SOFTSCAPES CORPORATION	N1613 1607 1605	2/29/2020 2/28/2020 2/28/2020	MAR 2020 ZONE 16 -LLMD M/ FEB 2020 ZONE 34 LLMD- MA FEB 2020 ZONE 6 -LLMD MAI	8,200.00 419.60 350.21	8,969.81
13083 3/12/2020 Voucher:	02373	SOSA, REMBER	BD-2018-16241	3/10/2020	BD2018-16241 4068 BAIN ST.	185.98	185.98
13084 3/12/2020 Voucher:	01706	SOUTHWEST SITE SERVICES	541118	2/28/2020	MAR 2020 PORTABLE RENTA	911.50	911.50
13085 3/12/2020 Voucher:	00100	THE GAS COMPANY	030420	3/2/2020	FEB 2020 GAS SERVICE	152.50	152.50
13086 3/12/2020 Voucher:	01883	TRAFFIC MANAGEMENT INC.	602808 602809	2/24/2020 2/24/2020	CUSTOM SIGNS, SQUARE PO CUSTOM SIGNS	6,559.46 858.04	7,417.50

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Final Check List City of Jurupa Valley

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Bank : chase CHASE BANK		(Continued)					
Check # Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
13087 3/12/2020	01733	UNIFIRST CORPORATION	3251510221	2/10/2020	FEB 2020 UNIFORM CLEANIN	62.03	
Voucher:			3251512532	2/17/2020	FEB 2020 UNIFORM CLEANIN	62.03	
			325154846	2/24/2020	FEB 2020 UNIFORM CLEANIN	62.03	
			3251505582	1/27/2020	JAN 2020 UNIFORM CLEANIN	59.70	
			3251507901	2/3/2020	FEB 2020 UNIFORM CLEANIN	59.70	305.49
13088 3/12/2020 Voucher:	00867	VERIZON WIRELESS	BD-2018-16304	3/10/2020	BD2018-16304 7700 LIMONITE	180.85	180.85
13089 3/12/2020 Voucher:	02142	WL BUTLER CONSTRUCTION	NBD-2019-18612	3/10/2020	BD2019-18612 11600 RIVERSI	69.61	69.61

Sub total for CHASE BANK: 295,955.10

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64 checks in this report.

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Grand Total All Checks: 295,955.10

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Bank :	chase C	HASE BANI	<				
Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
	3/18/2020		PETTY CASH 031620	3/16/2020	REPLENISH CASH DRAWER	50.00	50.00
	3/18/2020 3/18/2020		CHARTER BUSINESS, - COMI10287330310 COUNTY OF RIVERSIDE, TLM.TL000001518		MAR 2020 BUSINESS TV JAN 2020 IP18-008 RIVERSIDI	73.62 915.66	73.62
	3/18/2020		LOWE'S HIW, INC 030220	0 2/27/2020 3/2/2020	JAN 2020 IP18-008 VAN BURE FEB 2020 PW SUPPLIES	823.02 487.02	1,738.68 487.02
	3/18/2020 3/18/2020		RIVSIDE CNTY DEPT ANIMAL AN00000019 VIRTUAL GRAFITTI, INC 905414	09 3/9/2020 3/10/2020	FEB 2020 ANIMAL SVCS HARDWARE +1 YEAR PROTE	59,710.94 4,302.38	59,710.94 4,302.38
	3/18/2020 3/18/2020		MOBILE MODULAR STORAGE300188154 RICKS HEATING AND AIR CON1851	3/2/2020 3/6/2020	MAR 2020 STORAGE CONT#7 SERVICE ON ROOF UNIT, FIL	243.52 350.00	243.52 350.00
13094 3	3/18/2020 3/18/2020	01101	CHOICE BUILDER 567442 SOFTSCAPES CORPORATION 1615	3/2/2020 3/5/2020	APR 2020 DENTAL/VISION GF	710.49	710.49
15110	0/10/2020	01200	1626	3/6/2020	ZONE14 REPAIRS: ACCIDENT FEB 2020- LLMD MAINT VAN	4,354.00 4,277.68	
			1625 1623	3/6/2020 3/6/2020	FEB 2020- LLMD MAINT ZON FEB 2020- LLMD MAINT. ZON	1,493.18 1,119.60	
12			1616 1618	3/5/2020 3/5/2020	ZONE 4 LIGHTING PLATES AL IRRIGATION REPAIRS PER M	730.00 630.50	
			1624	3/6/2020	FEB 2020- LLMD MAINT ZON	519.60	

						000.00	
			1624	3/6/2020	FEB 2020- LLMD MAINT ZON	519.60	
			1622	3/6/2020	FEB 2020- LLMD MAINT. ZONI	469.60	
	x		1619	3/5/2020	VAN BUREN -IRRIGATION RE	450.00	
			1620	3/5/2020	1" IRRITROL DIAPHRAM REPI	326.00	
			1617	3/5/2020	IRRIGATION REPAIR @ CITY	225.00	14,595.16
	13101 3/18/2020 01278	FAIR HOUSING CNCL OF RIVE	RR#8FY19	3/3/2020	FEB 2020 LANDLORD/ TENAN	1,803.12	1,803.12
ġ	13110 3/18/2020 01355	PRECISION SIGN AND GRAPH	4029	2/13/2020	CUSTOM WALL DIRECTORY :	367.87	367.87
÷	13095 3/18/2020 01360	COUNTY OF RIVERSIDE, SHE	SH0000037019	3/4/2020	FEB 2020 EXTRA DUTY - CITY	920.45	920.45
	13112 . 3/18/2020 01363	RIVERSIDE COUNTY, ASSESS	20-12648	1/31/2020	1/13/20 DOC#2020-0015784 R	20.00	20.00
	13105 3/18/2020 01369	MCE CORPORATION	2002006	3/1/2020	FEB 2020 STREET & ROW MA	53,762.64	
		5 5	2002025	3/5/2020	FEB 2020 PICK UP OIL WASTI	2,082.11	
	;		2002026	3/5/2020	FEB 2020 PICK UP & DISPOS/	222.88	56,067.63
	13113 3/18/2020 01463	RIVERSIDE PERSONNEL, SEF	85519	3/11/2020	STAFFING SVCS WEEK ENDI	1,026.00	1,026.00
	13107 3/18/2020 01517	OFFICE DEPOT, INC	454538699001	3/9/2020	OFFICE SUPPLIES	52.91	,
		34	452761072001	3/5/2020	OFFICE SUPPLIES	36.43	14
			452786240001	3/6/2020	OFFICE SUPPLIES	30.16	
			454540856001	3/7/2020	OFFICE SUPPLIES	12.70	
		9	452786243001	3/5/2020	OFFICE SUPPLIES	12.11	144.31

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Trial Check List City of Jurupa Valley

Page: 2

Check #	Date	Vendor	Inv	voice Inv Da	te Description	Amount Paid	Check Tota
13091	3/18/2020	01546	BMW MOTORCYCLES OF, RIV602			1,309.62	oncok rote
				23952 2/29/20			
				23857 2/19/20	and the second state of the se		
					19 REPLACED AUX BATTERY &	229.04	
64					0 RECALIBRATE TIRE PRESSU		
			502		19 MOTORRAD SPRAY- MOTOR		2,175.1
3100	3/18/2020	02010	EPIC LAND SOLUTIONS, INC. 022				1,378.7
13090	3/18/2020	02326	BLADES GROUP, LLC. 180	009857 3/10/20		4,832.28	4,832.2
13102	3/18/2020	02377	GREEN HALO SYSTEMS INC 242	23 2/4/202		7,460.00	7,460.0
	3/18/2020		POSITIVE CONCEPTS, INC. 02	17960 3/6/202			168.5
	3/18/2020		CARDENAS, AUSTIN B2	20-000045 3/17/20			445.0
13103	3/18/2020	00199	JURUPA COMMUNITY SERVIC40	264-002 3/17/20		319.35	110.0
			409	916-002 3/17/20	0 LLMD WATER CHARGES	298.94	
			40	164-002 3/17/20	0 IRR WATER CHARGES	265.13	
			402	265-002 3/17/20	0 LLMD WATER CHARGES	227.92	
			408	893-002 3/17/20	0 CFD WATER CHARGES	194.13	•
				055-002 3/17/20	0 LLMD WATER CHARGES	169.94	
				381-002 3/17/20	0 LLMD WATER CHARGES	145.41	
				009-002 3/17/20		118.31	
				868-002 3/17/20	0 CFD IRRI WATER CHARGES	85.99	
				895-002 3/17/20	1	80.40	
			•	.064-002 3/17/20	0 LLMD WATER CHARGES	64.79	
				722-002 3/17/20		41.05	
			• 1 · · · · · · · · · · · · · · · · · ·	845-002 3/17/20		· 38.82	
	2 20 2 20 0 0 0 0	2		723-002 3/17/20		38.82	2,089.0
12115	3/18/2020	01261	RUBIDOUX COMMUNITY SVC:150				
				058100-00 3/10/20			
				058000-00 3/10/20			
				058200-00 3/10/20			
				013000-01 3/10/20			
				062100-00 3/10/20			
				026710-00 3/10/20			51
				012980-01 3/10/20	and the second		
0.00-	0400000	0001-		058400-00 3/10/20			2,080.3
13097	3/18/2020	00015	EDISON - SOUTHERN CALIFO2-3	39-045-9410 3/3/202	CFD 2013-001 LIGHT ELECTR	3,466.24	3,466.2

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03/18/2020 1:06:58PM

Trial Check List City of Jurupa Valley

Page: 3

Bank : chase CHASE BANK		HASE BANK	(Continued)				
Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
	3/18/2020 3/18/2020		EDISON - SOUTHERN CALIFO2-35-433-9657 EDISON - SOUTHERN CALIFO2-38-506-3359		PUMP STATION ELECTRIC STREET LIGHT ELECTRIC	12.73 10.41	12.73 10.41

Sub total for CHASE BANK: 166,729.66

28 checks in this report. L N

Grand Total All Checks:

166,729.66

0079 A790-3990 City Of Jurupa Valley

CASH REQUIREMENTS

CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 03/25/20: \$50,906.28

TRANSACTION SUMMARY	х	
SUMMARY BY TRANSACTION TYPE -	TOTAL ELECTRONIC FUNDS TRANSFER (EFT) CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR EFT TOTAL REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES CASH REQUIRED FOR CHECK DATE 03/25/20	50,906.28 50,906.28 10,314.25 61,220.53

TRANSACTION DETAIL

ELECTRONIC FUNDS TRANSFER - Your financial institution will initiate transfer to Paychex at or after 12:01 A.M. on transaction date.

TRANS. DATE 03/24/20	BANK NAME JPMORGAN CHASE BANK,	ACCOUNT NUMBER XXXXX8176	PRODUCT Direct Deposit	DESCRIPTION Net Pay Allocations	39,491.92	BANK DRAFT AMOUNTS & OTHER TOTALS 39,491.92	
03/25/20	JPMORGAN CHASE BANK,	xxxxx8176	Taxpay®	Employee Withholdings Medicare Fed Income Tax CA Income Tax CA Disability Total Withholdings	EFT FOR 03/24/20 816.83 6,717.46 2,499.90 563.33 10,597.52	39,491.92	
				Employer Liabilities Medicare Total Liabilities	<u> </u>	11,414.36	
					EFT FOR 03/25/20	11,414.36	
					TOTAL EFT	50,906.28	

REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES - Paychex does not remit these funds. You must ensure accurate and timely payment of applicable items.

<u>TRANS. DATE</u> 03/25/20	BANK NAME ACCOUNT NUMBER Refer to your records for account Information	Product Payroll	DESCRIPTION Employee Deductions 401A Contributions 401a EE Pretax 457b EE Catch Up 457b EE Pretax EE Pretax FSA Med FSA EE Pretax Total Deductions	851.04 3,318.48 400.00 1,675.00 90.76 19.23 6,354.51	<u>total</u>
		a.	Other Items 401a ER	3,959.74	

03/08/20 - 03/21/20 03/25/20 RETURN TO AGENDA

City of Jurupa Valley

STAFF REPORT

DATE: APRIL 2, 2020

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM:ROD BUTLER, CITY MANAGERBY:STEVE LORISO, PE, CITY ENGINEER/DIRECTOR OF PUBLIC WORKS

SUBJECT: AGENDA ITEM NO. 14.C

APPROVAL OF REPLACEMENT SUBDIVISION AGREEMENTS AND ACCEPTANCE OF BONDS FOR TRACT MAP 32704 LOCATED ON THE NORTH SIDE OF JURUPA ROAD BETWEEN PYRITE STREET AND TYROLITE STREET (CENTURY COMMUNITIES OF CALIFORNIA, LLC)

RECOMMENDATION

It is recommended that the City Council:

- 1. Approve and authorize the Mayor and City Clerk to execute the replacement Subdivision Agreements; and
- Accept the Faithful Performance Bond #21BSBIH0454 in the amount of \$284,500 and Material and Labor Bond #21BSBIH0454 in the amount of \$142,250 from Hartford Fire Insurance Company for the construction of improvements within Tract Map 32704 and the Faithful Performance Bond #21BSBIH0455 in the amount of \$7,000 from Hartford Fire Insurance Company for the subdivision monuments.

BACKGROUND

At the regularly scheduled meeting on February 7, 2019, the City Council voted to approve Final Tract Map 32704, approve and authorize the Mayor and City Clerk to execute the Subdivision Improvement Agreements, and to accept the Irrevocable Standby Letter of Credit #18OSL04249 (ILOC). These agreements and ILOC were obtained from All Era Properties, LLC. All Era Properties, LLC has since sold the tract to Century Communities of California, LLC. Century Communities of California, LLC is to construct the remaining improvements and replace the ILOC and agreements currently recorded with the City.

ANALYSIS

Final Tract Map 32704 provides for the development of 25 single-family residential units and all associated road and utility improvements on a 7.24 acre site located on the north side of Jurupa Road between Pyrite Street and Tyrolite Street. The next step in the process is consideration of the replacement agreements for the subdivision work and reassigning the surety to guarantee completion of the work.

The City Attorney has reviewed and approved the Subdivision Improvement Agreements and the Improvement Bond forms. Staff recommends that the City Council accept the replacement subdivision agreements and public improvement bonds.

OTHER INFORMATION

Previous Actions:

• City Council meeting of February 7, 2019. City Council approved Final Tract Map 32704, subdivision agreements, and accepted offers of dedication and improvement bonds from All Era Properties, LLC.

FINANCIAL IMPACT

The City will continue to receive development fees and payments as part of the obligations defined in the Municipal Code.

ALTERNATIVES

- 1. Take no action.
- 2. Provide alternative direction to staff.

Reviewed by:

Steve R. Loriso, PE City Engineer /Director of Public Works

Prepared by:

For Tina M. York, PE Development Services Manager

Approved as to Form:

shor

Peter M. Thorson City Attorney

Attachments:

- 1. Exhibit No. 1 Tract Map 32704
- 2. Exhibit No. 2 Subdivision Agreements
- 3. Exhibit No. 3 Subdivision Bonds

Submitted by:

Rutler

Rod B. Butler City Manager

Reviewed by:

George A. Wentz Deputy City Manager

Reviewed by:

anas

Connie Cardenas Director of Administrative Services

LOT INFORMATION	
NUMBER OF LOTS = 27	
LETTERED LOTS = 4 NET ACREAGE= 5.41	
GROSS ACREAGE = 7.24	
OWNER'S STATEMENT:	
WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN	THE
SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESS	SAF
CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDIN SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.	IG (
THE REAL PROPERTY BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPO	
LOT "A" (CILLIAN DRIVE, BIG RANGE DRIVE, CASHEL COURT AND BELLEVIEW (JURUPA ROAD), LOT "C" (JURUPA ROAD) AND LOT "D" (JURUPA ROAD), IN DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.	
AS A CONDITION OF DEDICATION LOT "B" (JURUPA ROAD), LOT "C" (JURUPA RO (JURUPA ROAD), INCLUSIVE. ABUTTING THESE HIGHWAYS AND DURING SUCH TIM	
RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE	OF
WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDI RIGHTS AS TO THE PART VACATED.	ппс
ABUTTERS' RIGHTS OF ACCESS ALONG PYRITE STREET. THE OWNERS OF LOTS 1	4,
ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF AC	
GENERA'_ CASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT F VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACA	
THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO, THE CITY OF JURUPA	VA
LOT 27 FOR OPEN SPACE AND DRAINAGE PURPOSES.	
THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE JURUPA AREA RE	ECR
AND PARK DISTRICT IN FEE:	
THE REAL PROPERTY BELOW IS DEDICATED AS AN EASEMENT FOR DRAINAGE PU	
STORM DRAIN EASEMENT WITHIN LOT 16 AS SHOWN HEREON. THE DEDICATED	
DRAINAGE AND MAINTENANCE PURPOSES.	
THE REAL PROPERTY BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC UTILIT	TIES
PUBLIC UTILITY EASEMENT OVER LOTS 5, 6, 12, 13, 14 AND 27 AS SHOWN	1
THE DEDICATION IS FOR PUBLIC UTILITIES AND MAINTENANCE PURPOSES.	
WE HEREBY RESERVE THE EASEMENT INDICATED AS "PRIVATE DRAINAGE EASEME SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR ASSIGNEES AND OWNERS OF LOTS 5, 6, 12, 13 AND 14 WITHIN THIS TRACT MAP	SU
ALL ERA PROPERTIES, LLC	
BY: June Likelbon	
BYRON WALKER	
ITS:	
<u>BENEFICIARY:</u>	
MARK MICHAEL DEVELOPMENTS, LLC, BENEFICIARY UNDER DEED OF TRUST RECOP	RDE
20, 2018 AS INSTRUMENT NO. 2018-0152219.	
BY: MUL	
MARK LEDDY	
ITS:	
SIGNATURE OMISSION	
PURSUANT TO THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, T FOLLOWING PARTIES HAVE BEEN OMITTED. LOCATIONS OF THE EASEMENTS CANNOT B RECORD. THEIR INTEREST BEING SUCH THAT IT CANNOT RIPEN INTO A FEE.	
1) GALENA MUTUAL WATER COMPANY, OWNER OF AN EASEMENT TO CONSTRUCT, INST	
AND MAINTAIN WATER DISTRIBUTION PIPE LINES AND INCIDENTAL PURPOSES RECOR AS INSTRUMENT NO. 106527, O.R. EASEMENT IS BLANKET IN NATURE.	RDE
NOTARY ACKNOWLEDGMENT	
STATE OF California	
COUNTY OF <u>Piverside</u>	
ON <u>1-18-2019</u> , BEFORE ME, <u>CL DIAZ</u> , A NOTARY PUBLIC	~
	•
PERSONALLY APPEARED Byron Walker & Mark Leddy	., W
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED	•
HIS/HER/THEIR AUTHORIZED CAPACITY, AND THAT BY HIS/HER/THEIR SIGNATURE ON	
PERSON(S), OR THE ENTIT(Y/IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EX	
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CAL	LIFC
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.	
WITNESS MY HAND.	
SIGNATURE: (et bias	
NAME PRINTED: CLDiaz	
MY COMMISSION EXPIRES: 05-05-2020	
THE COUNTY OF MY PRINCIPAL PLACE OF BUSINESS IS: Riverside	
MY COMMISSION NUMBER IS: 2148511	

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

WITHIN THE SUBDIVISION S NECESSARY TO PASS A RECORDING OF THIS

LIC PURPOSES:

BELLEVIEW COURT), LOT "B" ROAD), INCLUSIVE, THE

URUPA ROAD), AND LOT "D" SUCH TIME WILL HAVE NO CHANGE OF ALIGNMENT OR HIS CONDITION OF ACCESS

)F LOTS 14, 15 AND 27 TS OF ACCESS EXCEPT THE TH THAT RESULTS IN THE ART VACATED.

JURUPA VALLEY IN FEE:

AREA RECREATION

INAGE PURPOSES: DEDICATION IS FOR

LIC UTILITIES: S SHOWN HEREON. POSES.

EASEMENT," AS VES, OUR SUCCESSORS, RACT MAP.

JST RECORDED APRIL

AP ACT, THE SIGNATURES OF THE CANNOT BE DETERMINED FROM

RUCT, INSTALL, REPAIR, REPLACE SES RECORDED DECEMBER 12, 1961

WHO PROVED TO ME NAME(S) IS/ARE SUBSCRIBED TO EXECUTED THE SAME IN TURE ON THE INSTRUMENT THE ACTED, EXECUTED THE INSTRUMENT. TE OF CALIFORNIA

A PORTION OF LOT 5 IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.B.&M. AS SHOWN BY MAP OF A SUBDIVISION OF A PORTION OF THE JURUPA RANCHO ON FILE IN BOOK 9, PAGE 26 OF MAPS, SAN BERNARDINO COUNTY RECORDS, STATE OF CALIFORNIA SITETECH, INC.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DELBERT D. HUSS AND JOYCE F. HUSS DURING JANUARY 2013. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. JANUARY 11 DATED: 20<u>19</u> LAND

BERNHARD K. MAYER, L.S. 7319 EXPIRES: 6/30/19

TAX BOND CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 10,900.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS. This Certification excludes any Supplemental TAX agents not yet Extended. CASED OR SURETY TAX BOND

JON CHRISTENSEN COUNTY TAX COLLECTOR

1 hora Lathagefu DATED: January 22, 2019

JURUPA AREA RECREATION AND PARK DISTRICT STATEMENT: JURUPA AREA RECREATION AND PARK DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HEREBY APPROVES THE TRACT MAP AND ACCEPTS LOT 26 IN FEE AS AN OPEN SPACE LOT SUBJECT TO THE IMPROVEMENT OF THE LOTS BY THE OWNER AND ACCEPTANCE BY THE DISTRICT.

DATED: January 18 20 19 JURUPA AREA RECREATION AND PARK DISTRICT

BY: ____

COLBY DIUGUID, GENERAL MANAGER

NOTARY ACKNOWLEDGMENT
STATE OF <u>California</u>
COUNTY OF Riverside
ON 1-18-2019, BEFORE ME, CLDiaz
PERSONALLY APPEARED <u>COby Diggid</u> ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HIS/HER/THEIR AUTHORIZED CAPACITY, AND THAT BY HIS/HE PERSON(S), OR THE ENTIT(Y/IES) UPON BEHALF OF WHICH TH
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND.
SIGNATURE: Lech Dean
NAME PRINTED: CLDiaz
MY COMMISSION EXPIRES: 05-05-2020

THE COUNTY OF MY PRINCIPAL PLACE OF BUSINESS IS: _______ MY COMMISSION NUMBER IS: 2148511

 $\mathbb{N}($

SEPTEMBER, 2015



A NOTARY PUBLIC, 1az

 $D \land d$ WHO PROVED TO ME THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN BY HIS/HER/THEIR SIGNATURE ON THE INSTRUMENT THE OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. THE LAWS OF THE STATE OF CALIFORNIA

RE

PE

BY:

SL

CITY ENGINEER'

THIS MAP CONFORMS ORDINANCES. I HEREB SUPERVISION AND FOL TENTATIVE MAP OF TR. COUNTY BOARD OF SU AND APPROVED BY TH OCTOBER 16, 2019, AN 124 DATED: Maji

MICHAEL D. MYERS CITY SURVEYOR RCE 30702

TAX COLLECTOR

I HEREBY CERTIFY THA THERE ARE NO LIENS UNPAID STATE, COUNT AS TAXES NOW A LIEN This contraction DATED: Juneary

JON CHRISTENSEN, CO

BY. Chee

<u>CITY COUNCIL'S</u>

THE CITY OF JURUPA COUNCIL, HEREBY APP MADE HEREON FOR PU DECLARES THAT THE BEHALF OF THE PUBLI PART OF THE CITY MAI COUNCIL ADOPTED PUF

THE REAL PROPERTY SUBJECT TO THEIR IMF FOR STREET AND

DRIVE, CASHEL C (JURUPA ROAD)

AS A CONDITION CASHEL COURT A (JURUPA ROAD)

ABUTTERS' RIGHTS AND 27 ABUTTING ACCESS EXCEPT WIDTH THAT RESUL AS TO THE PART

THE REAL PROPERTY OF JURUPA VALLEY:

LOT 27 FOR OPEN

THE STORM DRAIN IS HEREBY ACCEPT

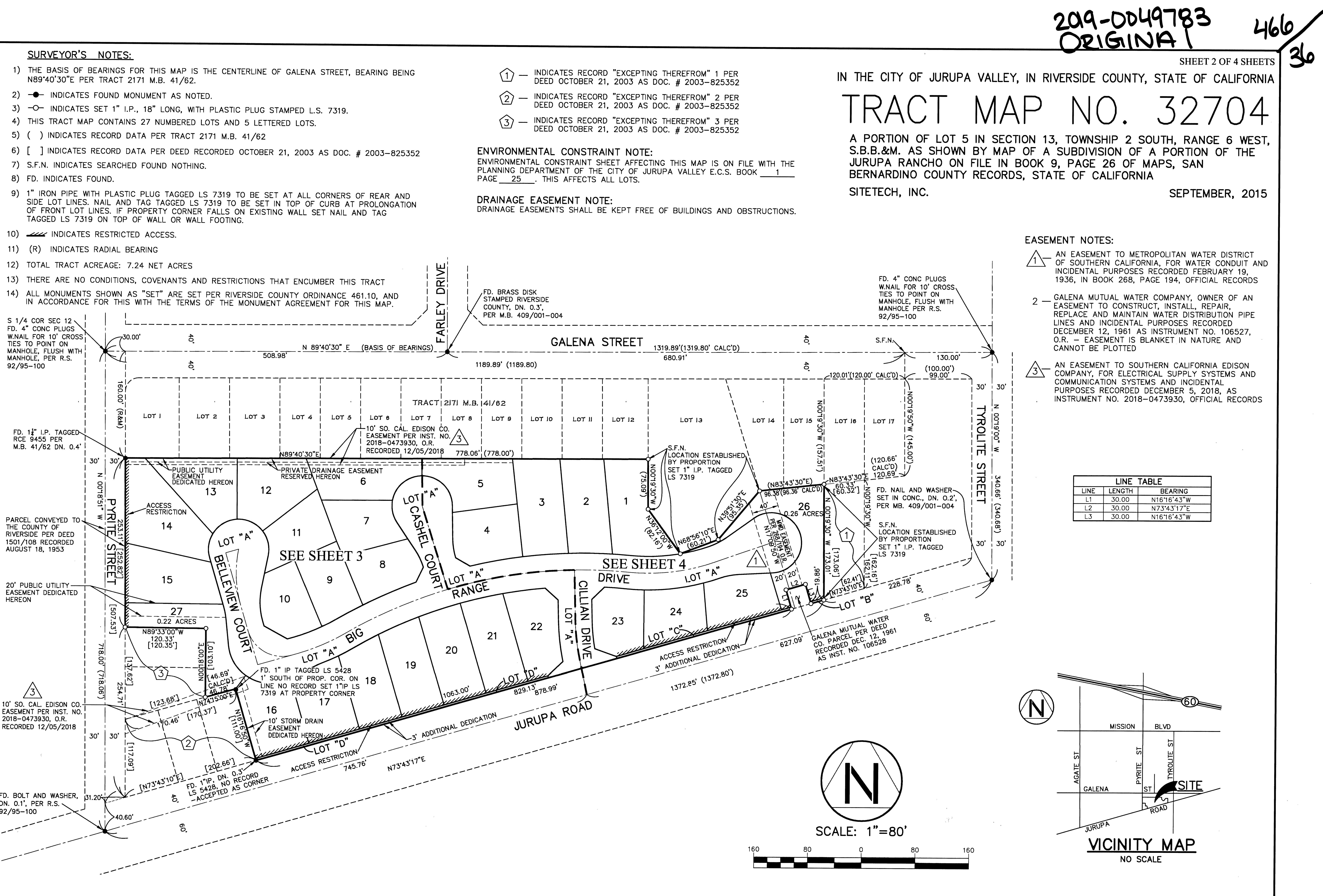
THE PUBLIC UTILI UTILITY AND MAIN

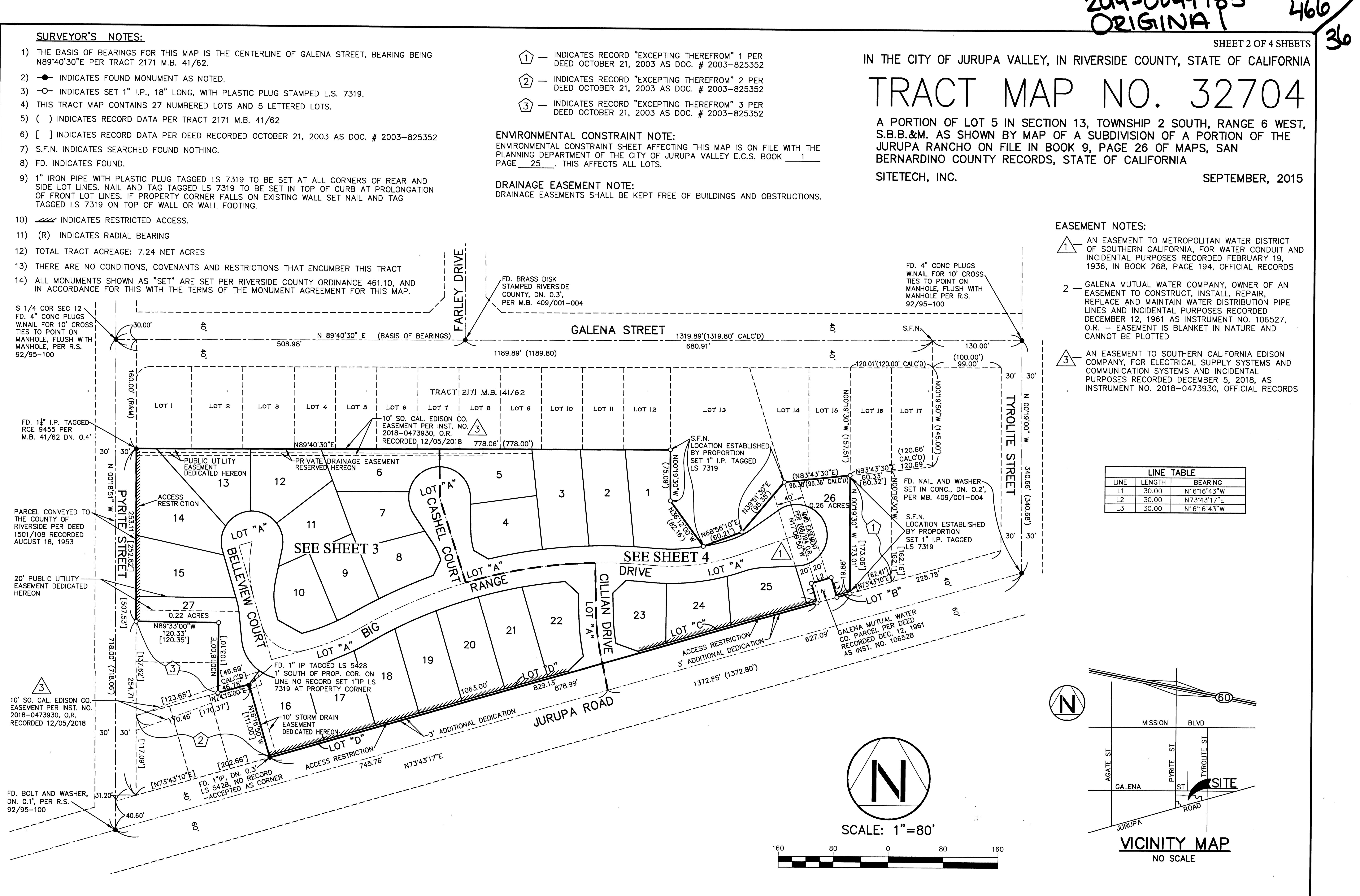
DATED: 2 - 7.

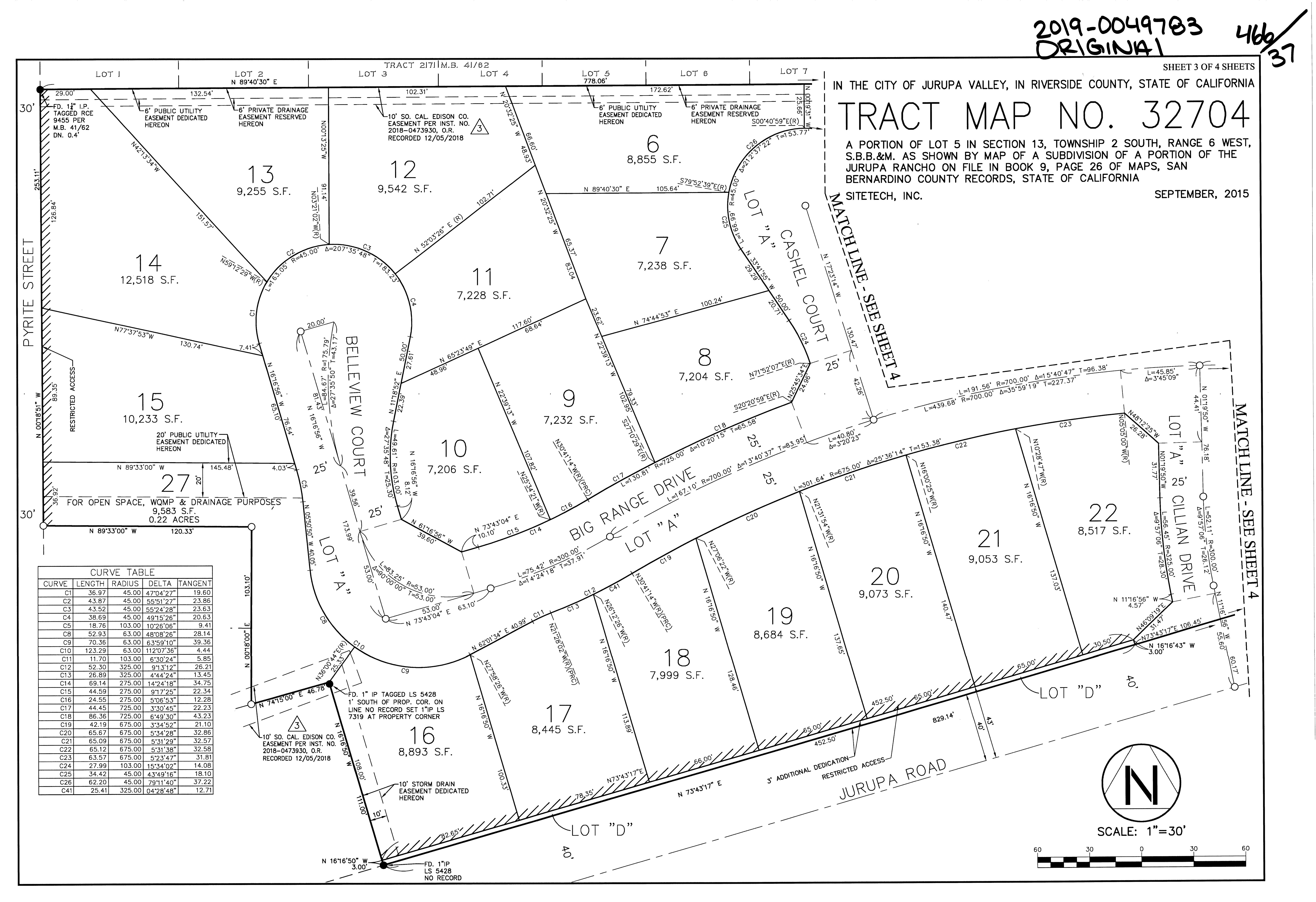
CITY OF JURUPA VALLE

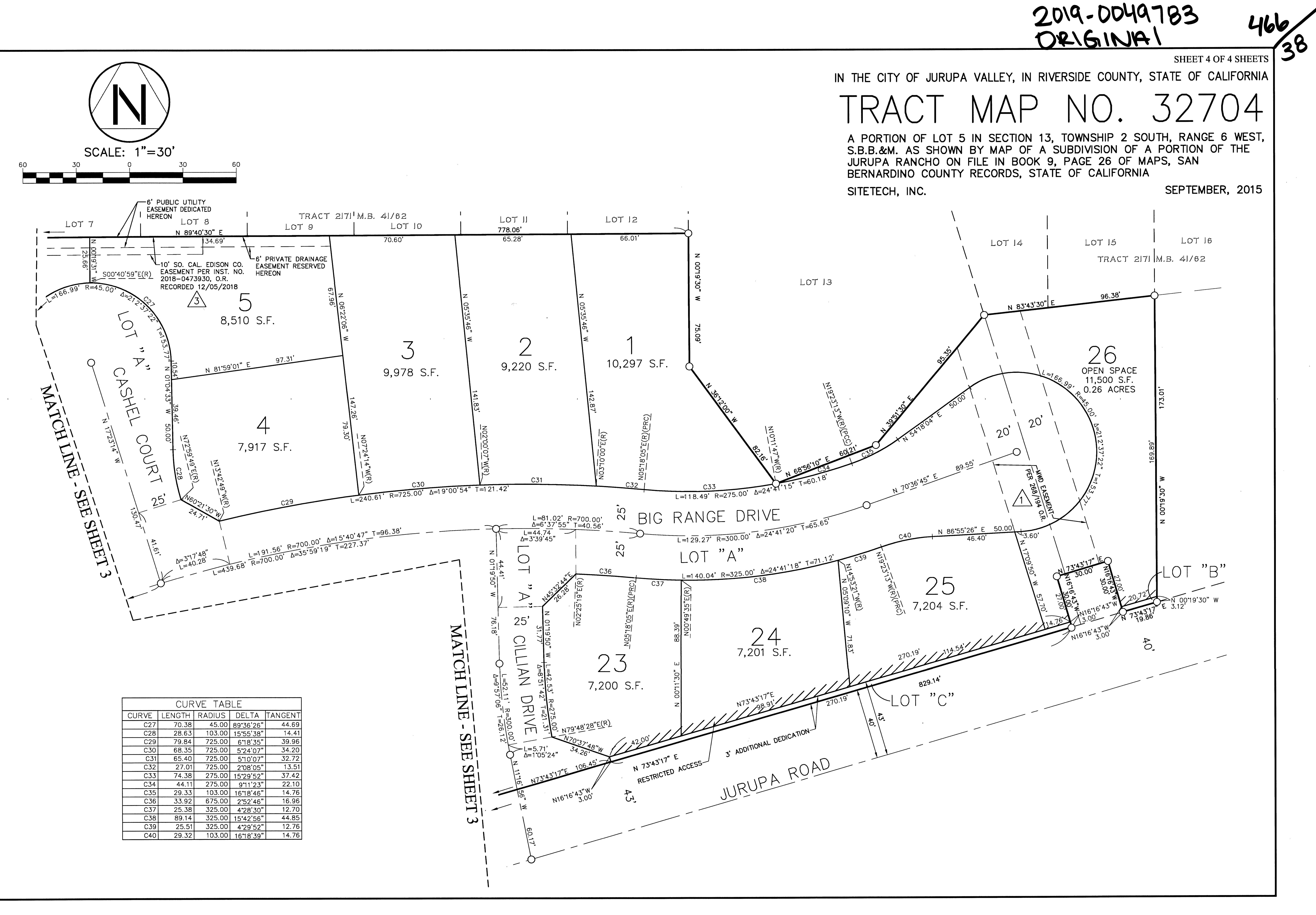
BRIAN BERKSON, MAYO

	1-0049 GNNA	783	466/
		SHEET 1 OF	4 SHEETS 35
ECORDER'S STATEMEN	T		
ED THIS <u>13</u> DAY C BOOK <u>466</u> OF MAPS THE REQUEST OF THE CIT 2019 - 0049783		, 20 <u>19</u> , AT 35-38, CITY OF JURUPA	
E \$ 15.00			
TER ALDANA SESSOR/COUNTY CLERK/RI DEPUTY BDIVISION GUARANTEE BY:	δ	TITLE INSURANCE C	OMPANY
S STATEMENT:			
TO THE REQUIREMENTS OF Y STATE THAT THIS MAP HA ND TO BE SUBSTANTIALLY ACT MAP 32704 AS FILED, JPERVISORS ON OCTOBER 16 IE JURUPA VALLEY PLANNIN ND THAT I AM SATISFIED TH	AS BEEN EXAMINED THE SAME AS IT A AMENDED, AND AP 5, 2007, AND AS F G COMMISSION, THE	BY ME OR UNDER PPEARED ON THE PROVED BY THE RI URTHER FILED, AME E EXPIRATION DATE	MY VERSIDE INDED,
'S CERTIFICATE:	and the second sec		
AT ACCORDING TO THE REC AGAINST THE REAL PROPER Y, MUNICIPAL OR LOCAL TA N, BUT NOT YET PAYABLE, CXCLUSE MY SUPPL 22. 2019	AXES OR SPECIAL	THE WITHIN MAP F ASSESSMENTS, COLI	OR
OUNTY TAX COLLECTOR			
ahere , DEPUTY	•		
STATEMENT:			
VALLEY, COUNTY OF RIVERS PROVES THE TRACT MAP AN JBLIC STREET AND PUBLIC UN ACCEPTANCE OF THE OFFER C FOR SAID PURPOSES BUT INTAINED STREET SYSTEM UN RSUANT TO SECTION 1806 (BELOW IS DEDICATED AS A PROVEMENTS:	D ACCEPTS THE O JTILITY PURPOSES. S IS TO VEST TITL THAT SAID STREE JNTIL ACCEPTED B OF THE STREETS A	FFERS OF DEDICATION THE COUNCIL E IN THE CITY ON TS SHALL NOT BEOMY RESOLUTION OF ND HIGHWAYS COD	ON COME THIS E.
PUBLIC UTILITY PURPOSES OURT AND BELLEVIEW COU AND LOT "D" (JURUPA ROA	RT), LOT "B" (JUR		
OF DEDICATION LOT "A" (AND BELLEVIEW COURT), LO AND LOT "D" (JURUPA ROA	CILLIAN DRIVE, BIG T "B" (JURUPA RO		
S OF ACCESS ALONG PYRITE THIS HIGHWAY AND DURING THE GENERAL EASEMENT OF LTS IN THE VACATION THER VACATED.	STREET. THE OWN SOCH TIME WILL F TRAVEL. ANY CHAN	HAVE NO RIGHTS OF NGE OF ALIGNMENT	OR
DESCRIBED BELOW IS DEDI	CATED TO AND AC	CEPTED BY THE C	ΊΤΥ
N SPACE AND DRAINAGE P I EASEMENT WITHIN LOT 16 I TED SUBJECT TO IMPROVEME	FOR DRAINAGE AND		
NTENANCE PURPOSES IS HE		AND 27 FOR PUBLI	C
<u> </u>			
EY, STATE OF CALIFORNIA	ATTEST: CITY CLERK		
	- BT: Diss	à Mas	<u></u>
OR SECTION 13, T 2 S,	VICTORIA WASK	J, CHY CLERK	EDULE A
			, ,
x			









CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGE	
C27	70.38	45.00	89*36'26"	44.	
C28	28.63	103.00	15 * 55'38"	14	
C29	79.84	725.00	6*18'35"	39.	
C30	68.35	725.00	5 ° 24'07"	34.	
C31	65.40	725.00	5 • 10'07"	32.	
C32	27.01	725.00	2*08'05"	13	
C33	74.38	275.00	15 ° 29'52"	37.	
C34	44.11	275.00	9 ° 11'23"	22	
C35	29.33	103.00	16*18'46"	14.	
C36	33.92	675.00	2 * 52'46"	16.	
C37	25.38	325.00	4 •28'30"	12.	
C38	89.14	325.00	15•42'56"	44.	
C39	25.51	325.00	4 ° 29'52"	12.	
C40	29.32	103.00	16*18'39"	14	

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SUBDIVISION AGREEMENT FOR THE CONSTRUCTION OF SEWER SYSTEM IMPROVEMENTS TRACT NO. 32704

ha in

This agreement, made and entered _______, 2020 by and between the City of Jurupa Valley, State of California, hereinafter called City, and Century Communities of California, LLC, a limited liability corporation, hereinafter called Subdivider.

In consideration of the mutual promises, consideration and land use entitlements approved for the Tract, the parties hereto agree as follows:

FIRST: Subdivider, for and in consideration of the approval by City of the final map of that certain land division known as TR32704, hereby agrees, at Subdivider's own cost and expense, to construct or cause to have constructed, with twenty four (24) months from the date this agreement is executed, in a good and workmanlike manner, a sewer system, complete with all necessary pipes, connections, and appurtenances necessary to the satisfactory operation of said systems, and further, to extend main or mains from the existing system maintained and operated by Jurupa Community Services District (JCSD) to connect with the system described above with all pipe laid at such a depth as shown on the JCSD approved sewer improvement plan from the top of the pipe to street grade, unless otherwise specified by the JCSD District Engineer, all in accordance with those plans and specifications which have been approved by both the County Health Director and the City Engineer, and are on file in the office of JCSD. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, JCSD, and shall not be deemed complete until approved and accepted as complete by JCSD. Subdivider further agrees to maintain the above required improvements for a period of one year following acceptance by the City and JCSD and during this one year period to repair or replace to the satisfaction of the City Engineer and the JCSD District Engineer any defective work or labor done or defective materials furnished. Subdivider further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of nineteen thousand dollars (\$19,000).

SECOND: Subdivider agrees to pay to City the actual cost of such inspections of the work and improvements as may be required by the City Engineer. Subdivider further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the road and drainage improvements, all costs and reasonable expenses and fees incurred by City in successfully enforcing such obligations shall be paid by Subdivider, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: City shall not, nor shall any officer, employee or consultant of City be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall City or any officer, employee, or agent thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Subdivider, its agents or employees, in the performance of the work, and all or said liabilities are assume by Subdivider. Subdivider agrees to protect, defend, and hold harmless City and the officers, employees and consultants thereof from all loss, liability or claim because of, or arising out of the acts or

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omissions of Subdivider, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Subdivider hereby grants to City, or any agent or employee of City, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Subdivider has completed work within the time specified or any extension thereof granted by the City and the work has been accepted by the City.

FIFTH: The Subdivider shall provide, or cause to be provided, adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Subdivider shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

SIXTH: Subdivider, its agents and employees, shall give notice to the City Engineer at least 48 hours before beginning any work and shall furnish said City Engineer all reasonable facilities for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Subdivider, its agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time which have been granted by City Engineer, or if Subdivider violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications. Subdivider shall be in default of this agreement and notice of such default shall be served upon Subdivider. City shall have the power, on recommendation of the City Engineer to terminate all rights of Subdivider because of such default. The determination by the City Engineer the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Subdivider and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to City under law. The failure of Subdivider to commence construction shall not relief the Subdivider or surety from completion of the improvements required by this agreement.

EIGHTH: Subdivider agrees to file with City prior to the date this agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by and subject to the requirements of Jurupa Valley Municipal Code Section 7.65.010. Subdivider agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bond, or both, within ten (10) day after being notified by the City Engineer that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Subdivider fails to take such action as is necessary to comply with said notice; Subdivider shall be in default of this agreement.

NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by City Engineer, either at his or her own option, or upon request of Subdivider, and such

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extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Subdivider further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement including any extensions of time as may be granted therein.

TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of the agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

<u>City</u>

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Subdivider

City of Jurupa Valley	Century Communities of California, LLC
8930 Limonite Ave	4695 MacArthur Court, Suite 300
Jurupa Valley, CA 92509	Newport Beach, CA 92660
Attention: City Engineer	Attention: Brent Johnson

TWELFTH: This Agreement contains the entire agreement of the parties as to the matters set forth herein. No waiver of any term or conditions of this Agreement shall be a continuing waiver thereof.

THIRTEENTH: To the extent required by Labor Code Section 1720, Subdivider and its contractors shall pay prevailing wages for all work performed for the construction, alteration, demolition, installation, or repair for construction of the Improvements required by this Agreement. Pursuant to the provisions of Section 1773 of the Labor Code of the State of California, the general prevailing rate of per diem wages and the general rate for holiday and overtime work in this locality for each craft, classification, or type of workman needed to execute the work required by this Agreement from the Director of the Department of Industrial Relations and on its website at http://www.dir.ca.gov/DLSR/DPreWageDetermination.htm. These rates are on file with or available from the City Clerk. Copies may be obtained at cost at the City Clerk's office of Jurupa Valley. Subdivider shall post a copy of such wage rates at the job site and shall pay the adopted prevailing wage rates as a minimum. Subdivider shall comply with the provisions of 1775 of the Labor Code, Subdivider shall forfeit to the City, as a penalty, the sum of fifty dollars (\$50.00) for each calendar day, or portion thereof, for each laborer, worker, or mechanic employed, paid less than the stipulated prevailing rates for any work done under this contract, by him or by any contractor or subcontractor under him or her, in violation of the provisions of this agreement

FOURTEENTH: Until such time as the Improvements are accepted by City, Subdivider shall be responsible for and bear the risk of loss to any of the Improvements constructed or installed. Until such time as all Improvements required by this Agreement are fully completed and accepted by City, Subdivider will be responsible for the care, maintenance of, and any damage to such improvement.

FIFTEENTH: Upon acceptance of the work on behalf of City and recordation of the Notice of Completion, ownership of the improvements constructed pursuant to this Agreement shall vest in City.

SIXTEENTH: General.

A. Authority to Execute this Agreement. The person or persons executing this Agreement on behalf of a party warrants and represents that he or she has the authority to execute this Agreement on behalf of the party and has the authority to bind that party to the performance of its obligations hereunder.

B. Time. Time is of the essence of this Agreement.

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C. Applicable Law/Venue. This Agreement shall be deemed to have been entered into and shall, in all respects, be interpreted, construed, enforced and governed by and under the laws of the State of California. The venue of any legal action relating to this Agreement shall be in the Superior Court of California or U.S. District Court, as applicable, with jurisdiction over the County of Riverside.

D. Legal Responsibilities. The Subdivider shall keep itself informed of all local, State and Federal Laws and regulations which in any manner affect those employed by it or in any way affect the performance of its obligations pursuant to this Agreement. The Subdivider shall at all times observe and comply with all such laws and regulations and shall require its contractors and subcontractors to comply with all such laws and regulations. The City, and its officers, employees and agents, shall not be liable at law or in equity occasioned by failure of the Subdivider to comply with this subsection.

E. Independent Advice of Legal Counsel. Each party acknowledges that it had retained independent legal counsel of its own choice to review this Agreement and that prior to the execution hereof each party has had the opportunity to review the terms of this Agreement with its counsel and is entering into this Agreement after such review.

F. Validity of Agreement. All parties agree that this Agreement is legal, valid and binding

G. Binding on Successors. This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors, assigns, executors and administrators.

IN WITNESS WHEREOF, this Agreement has been duly approved and executed on behalf of the parties as of the date first written above.

SUBDIVIDER

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Century Communities of California, LLC, a limited liability corporation

Name: 80 President of Forward Planning Name: Secretary.

FOR A CORPORATIONS: SIGNATURE OF PRESIDENT AND SECRETARY OF CORPORATION OR A DULY AUTHORIZED CORPORATE RESOLUTION SHOWING AUTHORITY OF PERSONS TO SIGN ON BEHALF OF CORPORATION IS REQUIRED.

FOR LIMITED LIABILITY COMPANIES, PARTNERSHIPS AND SIMILAR LEGAL ENTITIES: A DULY AUTHORIZED RESOLUTION OF THE BUSINESS ENTITY OR OTHER DULY AUTHORIZED DOCUMENT SHOWING AUTHORITY OF PERSONS TO SIGN ON BEHALF OF CORPORATION

THREE ORIGINALS OF AGREEMENT ARE REQUIRED; SIGNATURES OF SUBDIVIDER MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California _{County of} Orange

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On <u>March 13, 2020</u> before me, <u>W. Lewis, notary public</u> (name and title of officer), personally appeared <u>Thomas J Hildebrandt</u>, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature NILLIN

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W. LEWIS Notary Public - California Orange County Commission # 2261019 My Comm. Expires Oct 31, 2022

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California _{County of} Orange

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On <u>March 13, 2020</u> before me, <u>W. Lewis, notary public</u> (name and title of officer), personally appeared <u>Brent Johnson</u>, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature N MUM

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"CITY"

CITY OF JURUPA VALLEY, a Municipal corporation

Anthony Kelly, Jr. Mayor

ATTEST:

Vicki Wasko, CMC City Clerk

APPROVED:

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Steve R. Loriso, PE City Engineer

APPROVED AS TO FORM

Peter M. Thorson City Attorney

Original: 7/1/11 Revised: 1/16/18



SUBDIVISION AGREEMENT FOR THE CONSTRUCTION OF ROAD/DRAINAGE IMPROVEMENTS TRACT NO. 32704

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This agreement, made and entered as of <u>, 2020</u> by and between the City of Jurupa Valley, State of California, hereinafter called City, and Century Communities of California, LLC, a limited liability corporation, hereinafter called Subdivider.

In consideration of the mutual promises, consideration and land use entitlements approved for the Tract, the parties hereto agree as follows:

FIRST: Subdivider, for and in consideration of the approval by City of the final map of that certain land division known as TR32704, hereby agrees, at Subdivider's own cost and expense, to construct or cause to have constructed, with twenty four (24) months from the date this agreement is executed, in a good and workmanlike manner, road and drainage improvements, complete with all necessary curb, gutter, sidewalks, street lights, pavement, storm drain pipes, and catch basins to the satisfactory operation of said systems, with all pipe laid at such a depth as to provide a full thirty-six inch (36") minimum cover from the top of the pipe to street grade, unless otherwise specified by the City Engineer, all in accordance with those plans and specifications which have been approved by both the Riverside County Flood Control and Water Conservation District and the City Engineer, and are on file in the office of the City Engineer. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the City Engineer, and shall not be deemed complete until approved and accepted as complete by the City. Subdivider further agrees to maintain the above required improvements for a period of one year following acceptance by the City and during this one year period to repair or replace to the satisfaction of the City Engineer any defective work or labor done or defective materials furnished. Subdivider further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of two hundred fifty-one thousand five hundred dollars \$251,500.

SECOND: Subdivider agrees to pay to City the actual cost of such inspections of the work and improvements as may be required by the City Engineer. Subdivider further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the road and drainage improvements, all costs and reasonable expenses and fees incurred by City in successfully enforcing such obligations shall be paid by Subdivider, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: City shall not, nor shall any officer, employee or consultant of City be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall City or any officer, employee, or agent thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Subdivider, its agents or employees, in the performance of the work, and all or said liabilities are assume by Subdivider. Subdivider agrees to protect, defend, and hold harmless City and the officers, employees and consultants thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Subdivider, its agents and employees, in the performance of this agreement or arising out of the acts or of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Subdivider hereby grants to City, or any agent or employee of City, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Subdivider has completed work within the time specified or any extension thereof granted by the City and the work has been accepted by the City.

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FIFTH: The Subdivider shall provide, or cause to be provided, adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Subdivider shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

SIXTH: Subdivider, its agents and employees, shall give notice to the City Engineer at least 48 hours before beginning any work and shall furnish said City Engineer all reasonable facilities for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Subdivider, its agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time which have been granted by City Engineer, or if Subdivider violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications. Subdivider shall be in default of this agreement and notice of such default shall be served upon Subdivider. City shall have the power, on recommendation of the City Engineer to terminate all rights of Subdivider because of such default. The determination by the City Engineer the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Subdivider and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to City under law. The failure of Subdivider to commence construction shall not relief the Subdivider or surety from completion of the improvements required by this agreement.

EIGHTH: Subdivider agrees to file with City prior to the date this agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by and subject to the requirements of Jurupa Valley Municipal Code Section 7.65.010. Subdivider agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bond, or both, within ten (10) day after being notified by the City Engineer that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Subdivider fails to take such action as is necessary to comply with said notice; Subdivider shall be in default of this agreement.

NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by City Engineer, either at his or her own option, or upon request of Subdivider, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such

bonds. Subdivider further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement including any extensions of time as may be granted therein.

TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of the agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

City

<u>Subdivider</u>

City of Jurupa Valley	Century Communities of California, LLC
8930 Limonite Ave	4695 MacArthur Court, Suite 300
Jurupa Valley, CA 92509	Newport Beach, CA 92660
Attention: City Engineer	Attention: Brent Johnson

TWELFTH: This Agreement contains the entire agreement of the parties as to the matters set forth herein. No waiver of any term or conditions of this Agreement shall be a continuing waiver thereof.

THIRTEENTH: To the extent required by Labor Code Section 1720, Subdivider and its contractors shall pay prevailing wages for all work performed for the construction, alteration, demolition, installation, or repair for construction of the Improvements required by this Agreement. Pursuant to the provisions of Section 1773 of the Labor Code of the State of California, the general prevailing rate of per diem wages and the general rate for holiday and overtime work in this locality for each craft, classification, or type of workman needed to execute the work required by this Agreement from the Director of the Department of Industrial Relations and on its website at http://www.dir.ca.gov/DLSR/DPreWageDetermination.htm. These rates are on file with or available from the City Clerk. Copies may be obtained at cost at the City Clerk's office of Jurupa Valley. Subdivider shall post a copy of such wage rates at the job site and shall pay the adopted prevailing wage rates as a minimum. Subdivider shall comply with the provisions of 1775 of the Labor Code, Subdivider shall forfeit to the City, as a penalty, the sum of fifty dollars (\$50.00) for each calendar day, or portion thereof, for each laborer, worker, or mechanic employed, paid less than the stipulated prevailing rates for any work done under this contract, by him or by any contractor or subcontractor under him or her, in violation of the provisions of this agreement

FOURTEENTH: Until such time as the Improvements are accepted by City, Subdivider shall be responsible for and bear the risk of loss to any of the Improvements constructed or installed. Until such time as all Improvements required by this Agreement are fully completed and accepted by City, Subdivider will be responsible for the care, maintenance of, and any damage to such improvement.

FIFTEENTH: Upon acceptance of the work on behalf of City and recordation of the Notice of Completion, ownership of the improvements constructed pursuant to this Agreement shall vest in City.

SIXTEENTH: General.

A. Authority to Execute this Agreement. The person or persons executing this Agreement on behalf of a party warrants and represents that he or she has the authority to execute this Agreement on behalf of the party and has the authority to bind that party to the performance of its obligations hereunder.

B. Time. Time is of the essence of this Agreement.

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C. Applicable Law/Venue. This Agreement shall be deemed to have been entered into and shall, in all respects, be interpreted, construed, enforced and governed by and under the laws of the State of California. The venue of any legal action relating to this Agreement shall be in the Superior Court of California or U.S. District Court, as applicable, with jurisdiction over the County of Riverside.

D. Legal Responsibilities. The Subdivider shall keep itself informed of all local, State and Federal Laws and regulations which in any manner affect those employed by it or in any way affect the performance of its obligations pursuant to this Agreement. The Subdivider shall at all times observe and comply with all such laws and regulations and shall require its contractors and subcontractors to comply with all such laws and regulations. The City, and its officers, employees and agents, shall not be liable at law or in equity occasioned by failure of the Subdivider to comply with this subsection.

E. Independent Advice of Legal Counsel. Each party acknowledges that it had retained independent legal counsel of its own choice to review this Agreement and that prior to the execution hereof each party has had the opportunity to review the terms of this Agreement with its counsel and is entering into this Agreement after such review.

F. Validity of Agreement. All parties agree that this Agreement is legal, valid and binding

G. Binding on Successors. This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors, assigns, executors and administrators.

IN WITNESS WHEREOF, this Agreement has been duly approved and executed on behalf of the parties as of the date first written above.

SUBDIVIDER

Century Communities of California, LLC, a limited liability corporation

Name: President Forward Planning Name: of Secketary

FOR A CORPORATIONS: SIGNATURE OF PRESIDENT AND SECRETARY OF CORPORATION OR A DULY AUTHORIZED CORPORATE RESOLUTION SHOWING AUTHORITY OF PERSONS TO SIGN ON BEHALF OF CORPORATION IS REQUIRED.

FOR LIMITED LIABILITY COMPANIES, PARTNERSHIPS AND SIMILAR LEGAL ENTITIES: A DULY AUTHORIZED RESOLUTION OF THE BUSINESS ENTITY OR OTHER DULY AUTHORIZED DOCUMENT SHOWING AUTHORITY OF PERSONS TO SIGN ON BEHALF OF CORPORATION

THREE ORIGINALS OF AGREEMENT ARE REQUIRED; SIGNATURES OF SUBDIVIDER MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California _{County of} Orange

On <u>March 13, 2020</u> before me, <u>W. Lewis, notary public</u> (name and title of officer), personally appeared <u>Thomas J Hildebrandt</u>, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

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W. LEWIS Notary Public - California **Orange** County Commission # 2261019 My Comm. Expires Oct 31, 2022

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of <u>Orange</u>

On <u>March 13, 2020</u> before me, <u>W. Lewis, notary public</u> (name and title of officer), personally appeared <u>Brent Johnson</u>, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

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W. LEWIS Notary Public - California **Orange County** Commission # 2261019 My Comm. Expires Oct 31, 2022

"CITY"

CITY OF JURUPA VALLEY, a Municipal corporation

Anthony Kelly, Jr. Mayor

ATTEST:

Vicki Wasko, CMC City Clerk

APPROVED:

Steve R. Loriso, PE City Engineer

APPROVED AS TO FORM

Peter M. Thorson City Attorney

Original: 7/1/11 Revised: 1/16/18



SUBDIVISION AGREEMENT FOR THE CONSTRUCTION OF WATER SYSTEM IMPROVEMENTS TRACT NO. 32704

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This agreement, made and entered _______, 2020 by and between the City of Jurupa Valley, State of California, hereinafter called City, and Century Communities of California, LLC, a limited liability corporation, hereinafter called Subdivider.

In consideration of the mutual promises, consideration and land use entitlements approved for the Tract, the parties hereto agree as follows:

FIRST: Subdivider, for and in consideration of the approval by City of the final map of that certain land division known as TR32704, hereby agrees, at Subdivider's own cost and expense, to construct or cause to have constructed, with twenty four (24) months from the date this agreement is executed, in a good and workmanlike manner, a water system, complete with all necessary pipes, valves, fire hydrants, connections, and appurtenances necessary to the satisfactory operation of said distribution system, and further, to extend main or mains from the existing supply system maintained and operated by Jurupa Community Services District (JCSD) to connect with the distribution system described above with all pipe laid at such a depth as shown on the JCSD approved water improvement plans from the top of the pipe to street grade, unless otherwise specified by the JCSD District Engineer, all in accordance with those plans and specifications which have been approved by both the County Health Director and the City Engineer, and are on file in the office of JCSD. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, JCSD, and shall not be deemed complete until approved and accepted as complete by JCSD. Subdivider further agrees to maintain the above required improvements for a period of one year following acceptance by the City and JCSD and during this oneyear period to repair or replace to the satisfaction of the City Engineer and the JCSD District Engineer any defective work or labor done or defective materials furnished. Subdivider further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of fourteen thousand dollars (\$14,000).

SECOND: Subdivider agrees to pay to City the actual cost of such inspections of the work and improvements as may be required by the City Engineer. Subdivider further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the road and drainage improvements, all costs and reasonable expenses and fees incurred by City in successfully enforcing such obligations shall be paid by Subdivider, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: City shall not, nor shall any officer, employee or consultant of City be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall City or any officer, employee, or agent thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Subdivider, its agents or employees, in the performance of the work, and all or said liabilities are assume by Subdivider. Subdivider agrees to protect, defend, and hold harmless City and the officers, employees and consultants thereof from all loss, liability or claim because of, or arising out of the acts or

omissions of Subdivider, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

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FOURTH: The Subdivider hereby grants to City, or any agent or employee of City, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Subdivider has completed work within the time specified or any extension thereof granted by the City and the work has been accepted by the City.

FIFTH: The Subdivider shall provide, or cause to be provided, adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Subdivider shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

SIXTH: Subdivider, its agents and employees, shall give notice to the City Engineer at least 48 hours before beginning any work and shall furnish said City Engineer all reasonable facilities for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Subdivider, its agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time which have been granted by City Engineer, or if Subdivider violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications. Subdivider shall be in default of this agreement and notice of such default shall be served upon Subdivider. City shall have the power, on recommendation of the City Engineer to terminate all rights of Subdivider because of such default. The determination by the City Engineer the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Subdivider and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to City under law. The failure of Subdivider to commence construction shall not relief the Subdivider or surety from completion of the improvements required by this agreement.

EIGHTH: Subdivider agrees to file with City prior to the date this agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by and subject to the requirements of Jurupa Valley Municipal Code Section 7.65.010. Subdivider agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bond, or both, within ten (10) day after being notified by the City Engineer that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Subdivider fails to take such action as is necessary to comply with said notice; Subdivider shall be in default of this agreement.

NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by City Engineer, either at his or her own option, or upon request of Subdivider, and such

extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Subdivider further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement including any extensions of time as may be granted therein.

TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of the agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

<u>City</u>

1

<u>Subdivider</u>

City of Jurupa Valley	Century Communities of California, LLC
8930 Limonite Ave	4695 MacArthur Court, Suite 300
Jurupa Valley, CA 92509	Newport Beach, CA 92660
Attention: City Engineer	Attention: Brent Johnson

TWELFTH: This Agreement contains the entire agreement of the parties as to the matters set forth herein. No waiver of any term or conditions of this Agreement shall be a continuing waiver thereof.

THIRTEENTH: To the extent required by Labor Code Section 1720, Subdivider and its contractors shall pay prevailing wages for all work performed for the construction, alteration, demolition, installation, or repair for construction of the Improvements required by this Agreement. Pursuant to the provisions of Section 1773 of the Labor Code of the State of California, the general prevailing rate of per diem wages and the general rate for holiday and overtime work in this locality for each craft, classification, or type of workman needed to execute the work required by this Agreement from the Director of the Department of Industrial Relations and on its website at http://www.dir.ca.gov/DLSR/DPreWageDetermination.htm. These rates are on file with or available from the City Clerk. Copies may be obtained at cost at the City Clerk's office of Jurupa Valley. Subdivider shall post a copy of such wage rates at the job site and shall pay the adopted prevailing wage rates as a minimum. Subdivider shall comply with the provisions of 1775 of the Labor Code, Subdivider shall forfeit to the City, as a penalty, the sum of fifty dollars (\$50.00) for each calendar day, or portion thereof, for each laborer, worker, or mechanic employed, paid less than the stipulated prevailing rates for any work done under this contract, by him or by any contractor or subcontractor under him or her, in violation of the provisions of this agreement

FOURTEENTH: Until such time as the Improvements are accepted by City, Subdivider shall be responsible for and bear the risk of loss to any of the Improvements constructed or installed. Until such time as all Improvements required by this Agreement are fully completed and accepted by City, Subdivider will be responsible for the care, maintenance of, and any damage to such improvement.

FIFTEENTH: Upon acceptance of the work on behalf of City and recordation of the Notice of Completion, ownership of the improvements constructed pursuant to this Agreement shall vest in City.

SIXTEENTH: General.

A. Authority to Execute this Agreement. The person or persons executing this Agreement on behalf of a party warrants and represents that he or she has the authority to execute this Agreement on behalf of the party and has the authority to bind that party to the performance of its obligations hereunder.

B. Time. Time is of the essence of this Agreement.

1

C. Applicable Law/Venue. This Agreement shall be deemed to have been entered into and shall, in all respects, be interpreted, construed, enforced and governed by and under the laws of the State of California. The venue of any legal action relating to this Agreement shall be in the Superior Court of California or U.S. District Court, as applicable, with jurisdiction over the County of Riverside.

D. Legal Responsibilities. The Subdivider shall keep itself informed of all local, State and Federal Laws and regulations which in any manner affect those employed by it or in any way affect the performance of its obligations pursuant to this Agreement. The Subdivider shall at all times observe and comply with all such laws and regulations and shall require its contractors and subcontractors to comply with all such laws and regulations. The City, and its officers, employees and agents, shall not be liable at law or in equity occasioned by failure of the Subdivider to comply with this subsection.

E. Independent Advice of Legal Counsel. Each party acknowledges that it had retained independent legal counsel of its own choice to review this Agreement and that prior to the execution hereof each party has had the opportunity to review the terms of this Agreement with its counsel and is entering into this Agreement after such review.

F. Validity of Agreement. All parties agree that this Agreement is legal, valid and binding

G. Binding on Successors. This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors, assigns, executors and administrators.

IN WITNESS WHEREOF, this Agreement has been duly approved and executed on behalf of the parties as of the date first written above.

SUBDIVIDER

1

Century Communities of California, LLC, a limited liability corporation

Name: President Forward Planning Name: of Secretary

FOR A CORPORATIONS: SIGNATURE OF PRESIDENT AND SECRETARY OF CORPORATION OR A DULY AUTHORIZED CORPORATE RESOLUTION SHOWING AUTHORITY OF PERSONS TO SIGN ON BEHALF OF CORPORATION IS REQUIRED.

FOR LIMITED LIABILITY COMPANIES, PARTNERSHIPS AND SIMILAR LEGAL ENTITIES: A DULY AUTHORIZED RESOLUTION OF THE BUSINESS ENTITY OR OTHER DULY AUTHORIZED DOCUMENT SHOWING AUTHORITY OF PERSONS TO SIGN ON BEHALF OF CORPORATION

THREE ORIGINALS OF AGREEMENT ARE REQUIRED; SIGNATURES OF SUBDIVIDER MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California _{County of} Orange

On <u>March 13, 2020</u> before me, <u>W. Lewis, notary public</u> (name and title of officer), personally appeared <u>Thomas J Hildebrandt</u>, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\ l l l l l l Signature

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W. LEWIS Notary Public - California Orange County Commission # 2261019 My Comm. Expires Oct 31, 2022

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Orange

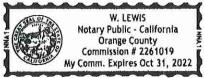
On <u>March 13, 2020</u> before me, <u>W. Lewis, notary public</u> (name and title of officer), personally appeared <u>Brent Johnson</u>, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Muis Signature

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"CITY"

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CITY OF JURUPA VALLEY, a Municipal corporation

Anthony Kelly, Jr. Mayor

ATTEST:

Vicki Wasko, CMC City Clerk

APPROVED:

Steve R. Loriso, PE City Engineer

APPROVED AS TO FORM

Peter M. Thorson City Attorney

Original: 7/1/11 Revised: 1/16/18



AGREEMENT FOR THE PLACEMENT OF SURVEY MONUMENTS TR32704

....×

This agreement, made and entered into as of ______, 2020 by and between the City of Jurupa Valley, County of Riverside, State of California hereinafter called City and Century Communites of California, LLC a (limited liability company) hereinafter called Subdivider.

WITNESSETH:

FIRST: Subdivider, for and in consideration of the approval by City of the final map of that certain land division known as TR32704 hereby agrees, at Subdivider's own cost and expense, to furnish all labor, equipment and materials necessary to set, within 24 months from the date this agreement is executed, in a good and workmanlike manner, all survey monuments and tie points and to furnish to the City Engineer tie notes for said tract in accordance with the standards set forth in Chapter 7.20, including Section 7.20.100, of the Jurupa Valley Municipal Code and Section 8771 et seq. of the Business and Professions Code of the State of California. Subdivider further agrees to pay, within 30 days of presentation to Subdivider of the final billing of any surveyor or engineer for work performed by him as provides for in Article 9 of Chapter 4, Division 2 of Title 7 of the Government Code of the State of California (commencing with Section 66495). Subdivider further agrees that if payment to the surveyor or engineer is not made within 30 days and the surveyor or engineer notifies City Engineer that he has not been paid for setting the final monuments, the City Council is authorized pursuant to Section 66497 of the Government Code, after providing Subdivider with an opportunity to present evidence as to whether or not the surveyor or engineer has been paid, to order that payment be made by City to the engineer or surveyor. If this occurs, the Subdivider shall, upon demand made by the City Engineer, and without proof of loss by City, reimburse City for any funds so expended. Notwithstanding any other provisions herein, the determination of City as to whether the surveyor or engineer has been paid shall be conclusive on Subdivider, its surety, and all parties who may have an interest in the agreement or any portion thereof. All of the above required work shall be done under the inspection of, and to the satisfaction of, the City Engineer, and shall not be deemed complete until approved and accepted as complete by the City Engineer. The estimated cost of said work and improvements is the sum of Monument Bond Amount seven thousand dollars (\$7,000).

SECOND: Subdivider agrees to pay to City the actual cost of such inspections of the work and improvements as may be required by the City Engineer. Subdivider further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the monuments, all costs and reasonable expenses and fees incurred by City in successfully enforcing such obligations shall be paid by Subdivider, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: City shall not, nor shall any officer or employee of City, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall City or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Subdivider, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Subdivider. Subdivider agrees to protect, defend, and hold harmless City and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Subdivider, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Subdivider hereby grants to City, the Surety upon any bond, and to the agents, employees and contractors of either of them, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the monumentation. This permission shall terminate in the event that Subdivider or the Surety has completed work within the time specified or any extension thereof granted by the City. It is further agreed that Subdivider shall have control of the ground reserved for the installation of said work, and the streets in which they are to be placed, as is necessary to allow Subdivider to carry out this agreement.

FIFTH: Subdivider agrees to file with City prior to the date this contract is executed, an acceptable and sufficient improvement security in an amount not less than the estimated cost of the work, as above specified, for the faithful performance of the terms and conditions of this agreement, and for the payment of the amount of the improvement security to the City for the benefit of any surveyor or engineer who has not been paid by the Subdivider, as provided for by Section 66495 et seq. of the Government Code of the State of California. Subdivider agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the City Engineer that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Subdivider fails to take such action as is necessary to comply with said notice, Subdivider shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the City Engineer notified Subdivider of the insufficiency of the security or the amount of the bonds or both.

SIXTH: If Subdivider neglects, refuses, or fails to prosecute the work as to insure its completion within the time specifies, or within such extensions of time which have been granted by City, or if Subdivider violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Subdivider shall be in default of this agreement. City shall have the power, on recommendation of the City Engineer, to terminate all rights of Subdivider in such agreement, but said termination shall not affect or terminate any of the rights of City as against Subdivider or its Surety then existing or which thereafter accrue because of such default. The determination of the City Engineer of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Subdivider, its Surety, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to City under law. The failure of the Subdivider to commence construction shall not relieve the Subdivider or surety from completion of the improvements required by this agreement.

SEVENTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by City, either at its own option, or upon request of Subdivider, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Subdivider further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

EIGHTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

NINTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

City	Subdivider
City of Jurupa Valley	Century Communities of California, LLC
8930 Limonite Ave	4695 MacArthur Court, Suite 300
Jurupa Valley, CA 92509	Newport Beach, CA 92660

TENTH: General.

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A. Authority to Execute this Agreement. The person or persons executing this Agreement on behalf of a party warrants and represents that he or she has the authority to execute this Agreement on behalf of the party and has the authority to bind that party to the performance of its obligations hereunder.

B. Time. Time is of the essence of this Agreement.

C. Applicable Law/Venue. This Agreement shall be deemed to have been entered into and shall, in all respects, be interpreted, construed, enforced and governed by and under the laws of the State of California. The venue of any legal action relating to this Agreement shall be in the Superior Court of California or U.S. District Court, as applicable, with jurisdiction over the County of Riverside.

D. Legal Responsibilities. The Subdivider shall keep itself informed of all local, State and Federal Laws and regulations which in any manner affect those employed by it or in any way affect the performance of its obligations pursuant to this Agreement. The Subdivider shall at all times observe and comply with all such laws and regulations and shall require its contractors and subcontractors to comply with all such laws and regulations. The City, and its officers, employees and agents, shall not be liable at law or in equity occasioned by failure of the Subdivider to comply with this subsection.

E. Independent Advice of Legal Counsel. Each party acknowledges that it had retained independent legal counsel of its own choice to review this Agreement and that prior to the execution hereof each party has had the opportunity to review the terms of this Agreement with its counsel and is entering into this Agreement after such review.

F. Validity of Agreement. All parties agree that this Agreement is legal, valid and binding

G. Binding on Successors. This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors, assigns, executors and administrators.

IN WITNESS WHEREOF, this Agreement has been duly approved and executed on behalf of the parties as of the date first written above.

SUBDIVIDER

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Name: President

Name: Secretary VP of Forward Planning

FOR A CORPORATIONS: SIGNATURE OF PRESIDENT AND SECRETARY OF CORPORATION OR A DULY AUTHORIZED CORPORATE RESOLUTION SHOWING AUTHORITY OF PERSONS TO SIGN ON BEHALF OF CORPORATION IS REQUIRED.

FOR LIMITED LIABILITY COMPANIES, PARTNERSHIPS AND SIMILAR LEGAL ENTITIES: A DULY AUTHORIZED RESOLUTION OF THE BUSINESS ENTITY OR OTHER DULY AUTHORIZED DOCUMENT SHOWING AUTHORITY OF PERSONS TO SIGN ON BEHALF OF CORPORATION

THREE ORIGINALS OF AGREEMENT ARE REQUIRED; SIGNATURES OF SUBDIVIDER MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California _{County of} <u>Orange</u>

On <u>March 13, 2020</u> before me, <u>W. Lewis, notary public</u> (name and title of officer), personally appeared <u>Thomas J Hildebrandt</u>, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

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W. LEWIS Notary Public - California Orange County Commission # 2261019 My Comm. Expires Oct 31, 2022

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California _{County of} Orange

On <u>March 13, 2020</u> before me, <u>W. Lewis, notary public</u> (name and title of officer), personally appeared <u>Brent Johnson</u>, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Illin Signature

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"CITY" CITY OF JURUPA VALLEY, a Municipal corporation

Anthony Kelly, Jr. Mayor

ATTEST:

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Vicki Wasko, CMC City Clerk

APPROVED:

Steve R. Loriso, PE

City Engineer

APPROVED AS TO FORM

Peter M. Thorson City Attorney

Original: 7/1/11 Revised: 7/26/18



City of Jurupa Valley

FAITHFUL PERFORMANCE BOND CITY OF JURUPA VALLEY, STATE OF CALIFORNIA (Government Code Section 66499.1)

FOR:	Wat	eets and Drainage ter System ver System	\$ 251,500 \$ 14,000 \$ 19,000	Tract Bond N Premiur	
Surety Addres	s	Hartford Fire Insura One Hartford Plaza		Principal Address	Century Communities of California, LLC 4695 MacArthur Court, Ste 300
City/Sta	ate			City/State	Newport Beach, CA
Zip cod	le	06155-0001		Zip	92660
Phone		860-547-5000		Phone	951-751-0215

WHEREAS, the City of Jurupa Valley, State of California, and Century Communities of California, LLC (hereinafter designated as "principal") have entered into, or are about to enter into, the attached agreement(s) whereby principal agrees to install and complete the above designated public improvements relating to Tract 32704 project (IP13-006), which agreement(s) is/are hereby referred to and made a part hereof; and,

WHEREAS, said principal is required under the terms of said agreement(s) to furnish bond(s) for the faithful performance of said agreement(s);

NOW, THEREFORE, we the principal and undersigned, as corporate surety, are held and firmly bound unto the City of Jurupa Valley in the penal sum of two hundred eighty-four thousand five hundred dollars (\$284,500) lawful money of the United States, for the payment of which sum will and truly be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the above bonded principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City of Jurupa Valley, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise, it shall remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

City of Jurupa Valley

FAITHFUL PERFORMANCE BOND

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of this agreement or to the work to be performed there under or the specifications accompanying the same shall in anywise affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition. Surety further stipulates and agrees that the provisions of Section 2845 of the Civil Code and commencement of construction are not conditions precedent to surety's obligations hereunder and are hereby waived by surety.

When the work covered by the agreement is complete, the City of Jurupa Valley will accept the work and thereupon, the amount of the obligation of this bond is reduced by 90% with the remaining 10% held as security for the one-year maintenance period provided for in the agreements(s).

IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety above named, on <u>March 10</u>, 2020.

NAME OF PRINCIPAL:

Century Communities of California, LLC

AUTHORIZED SIGNATURE(S):

By:

nas J. Name: Title: Dresident vision

(IF CORPORATION, AFFIX SEAL)

NAME OF SURETY:

Hartford Fire Insurance Company 6

AUTHORIZED SIGNATURE: // WKK. Edwards, II Its Attorney-in-Fact

CA License No. 0C90780 Title

(IF CORPORATION, AFFIX SEAL)

ATTACH NOTARIAL ACKNOWLEDGMENT OF SIGNATURES OF PRINCIPAL AND ATTORNEY-IN-FACT.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfullness, accuracy or validity of that document.

State of Alabama					
County of					
On March 10, 2020	before me,	Courtney Hitt Weiss, Notary Public			
personally appeared		Name and Title of Notary ards, II, Attorney-in-Fact			
	Name and	or Names of Signer(5)			
Who proved to me on the basis of satisfacto to be the person(s) whose name(s) is/are to the within instrument and acknowledged he/she/they executed the same in his/her/thei capacity(ies), and that by his/her/their signatu instrument the person(s), or the entity upon which the person(s) acted, executed the inst	subscribed d to me that r authorized ure(s) on the n behalf of				
I certify under PENALTY OF PERJURY under the State of California that the foregoing para and correct.					
Witness my hand and official seal. Signature	OPTIONA	Place Notary Public Seal Abova			
and re	hay prove valuable to the altechment of this form	ne persons relying on the document and could prevent fraudulent n to another document.	remova		
Description of Attached Document					
Title or Type of Document					
Document Date	Mile	Number of Pages;			
Signer's Name:					
 ☐ Individual ☐ Corporate Officer – Title(s): ☐ Partner - ☐ Limited ☐ General ☐ Guardian or Conservator ☑ Attorney-in-Fact ☐ Trustee ☐ Other: ☐ Signer is representing Hartford Fire ☐ Insurance ☐ Company 	Richtthumbprint Of Skiner Top of thumb	Individual Corporate Officer Title(s): Partner - Limited General Guardian or Conservator Attorney-in-Fact Trustee Other: Signer is representing	UMBPRIN GNER thumb		

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POWER OF ATTORNEY

Direct Inquiries/Claims to: THE HARTFORD BOND, T-12 **One Hartford Plaza** Hartford, Connecticut 06155 Bond.Claims@thehartford.com call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: MCGRIFF SEIBELS & WILLIAMS INC Agency Code: 21-250036

Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut X Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana X Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut X Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, up to the amount of Unlimited :

R.E. Daniels, Shelby E. Daniels of Pensacola, FL, Robert Read Davis of Atlanta, GA, Robert M. Verdin of Metairie, LA, Christopher C. Gardner of Union, MS, Anna Childress, Mark W. Edwards II, Alisa B. Ferris, Robert R. Freel, Jeffrey M. Wilson, Richard H. Mitchell, and William M. Smith of BIRMINGHAM, Alabama

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by 🖾, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



John Gray, Assistant Secretary

STATE OF CONNECTICUT

Hartford 22

COUNTY OF HARTFORD

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



Kathleen T. Maynard

Kathleen T. Maynard Notary Public My Commission Expires July 31, 2021

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of March 10, 2020. Signed and sealed at the City of Hartford.



CALIFORNIA NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Orange

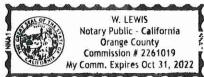
On <u>March 11,2020</u> before me, <u>W. Lewis, notary public</u> (name and title of officer), personally appeared <u>Thomas J Hildebrandt</u>, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_

e



(Seal)

City of Jurupa Valley

MATERIAL AND LABOR BOND CITY OF JURUPA VALLEY, STATE OF CALIFORNIA (Government Code Section 66499.1)

FOR:	Streets and Drainage	\$ 125,750 Tract Ma		1ap	32704
Water System Sewer System Surety Hartford Fire Insura		\$ 7,000	Bond No. Premium		21BSBIH0454
		\$ 9,500			Included with Performance Bond
		ance Company	Principal	Century C	communities of California, LLC
Address	One Hartford Pla	79	Address	4695 Ma	acArthur Court Ste 300

Ouroly	hardora i no modranoo oompany	1 milliopai	
Address	One Hartford Plaza	Address	4695 MacArthur Court, Ste 300
City/State	Hartford, CT	City/State	Newport Beach, CA
Zip code	06155-0001	Zip	92660
Phone	860-547-5000	Phone	951-751-0215

WHEREAS, the City of Jurupa Valley, State of California, and Century Communities of California, LLC (hereinafter designated as "principal") have entered into, or are about to enter into, the attached agreement(s) whereby principal agrees to install and complete the above designated public improvements relating to Tract 32704 project (IP13-006), which agreement(s) is/are hereby referred to and made a part hereof; and,

WHEREAS, under the terms of said agreement, principal is required, before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Jurupa Valley to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California;

NOW, THEREFORE, said principal and the undersigned, as corporate surety, are held firmly unto the City of Jurupa Valley and all contractors, subcontractors, laborers, material persons and other persons employed in the performance of said Civil Code in the sum of one hundred forty-two thousand two hundred fifty (\$142,250) for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to such work or labor, that said surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing such obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed upon that this bond shall inure to the benefit of any and all persons, companies and corporations entitles to full claims under Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

City of Jurupa Valley

MATERIAL AND LABOR BOND

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of this agreement or to the specifications accompanying the same shall in anywise affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition. Surety further stipulates and agrees that the provisions of Section 2845 of the Civil Code are not a condition precedent to surety's obligations hereunder and are hereby waived by surety.

IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety above named, on <u>March 10, 2020.</u>

NAME OF PRINCIPAL:

Century Communities of California, LLC

AUTHORIZED SIGNATURE(S):

By:

Title:

(IF CORPORATION, AFFIX SEAL)

NAME OF SURETY:

AUTHORIZED SIGNATURE:

Hartford Fire Insurance Company

Mark W. Edwards, II Its Attorney-in-Fact CA License No. 0C90780 Title

(IF CORPORATION, AFFIX SEAL)

ATTACH NOTARIAL ACKNOWLEDGMENT OF SIGNATURES OF PRINCIPAL AND ATTORNEY-IN-FACT.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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x.

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State of Alabama	7	
County of _Jefferson	5	
On March 10, 2020	before me,	Courtney Hitt Weiss, Notary Public
personally appeared	Mark W. Edw	vards, II, Attorney-in-Fact
	Namo and	d or Names of Skiner(s)
Who proved to me on the basis of satisfa to be the person(s) whose name(s) is/a to the within instrument and acknowled he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their sign instrument the person(s), or the entity us which the person(s) acted, executed the	are subscribed ged to me that heir authorized nature(s) on the upon behalf of	
I certify under PENALTY OF PERJURY un the State of California that the foregoing p and correct.		
	OP 110NA	he persons relying on the document and could prevent fraudulent removal
Description of Attached Document		
Title or Type of Document		
Document Date		Number of Pages:
Signer's Name:		
□ Individual		

POWER OF ATTORNEY

Direct Inquiries/Claims to: THE HARTFORD BOND, T-12 **One Hartford Plaza** Hartford, Connecticut 06155 Bond.Claims@thehartford.com call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: MCGRIFF SEIBELS & WILLIAMS INC Agency Code: 21-250036

X Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut X Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana X Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, up to the amount of Unlimited :

R.E. Daniels, Shelby E. Daniels of Pensacola, FL, Robert Read Davis of Atlanta, GA, Robert M. Verdin of Metairie, LA, Christopher C. Gardner of Union, MS, Anna Childress, Mark W. Edwards II, Alisa B. Ferris, Robert R. Freel, Jeffrey M. Wilson, Richard H. Mitchell, and William M. Smith of BIRMINGHAM, Alabama

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by 🖾, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



John Gray, Assistant Secretary

STATE OF CONNECTICUT

Hartford SS. **COUNTY OF HARTFORD**

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford. State of Connecticut: that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



Kathleen T. Maynard

Kathleen T. Maynard Notary Public My Commission Expires July 31, 2021

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of March 10, 2020. Signed and sealed at the City of Hartford.



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State of California _{County of} <u>Orange</u>

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature MUUS

e

W. LEWIS Notary Public - California Orange County Commission # 2261019 My Comm. Expires Oct 31, 2022

(Seal)

SUBDIVISION MONUMENT BOND

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA (Government Code Section 66496)

		Tract Map No	32704
		Bond No	21BSBIH0455
Surety	Hartford Fire Insurance Company	Principal	Century Communities of California, LLC
Address	One Hartford Plaza	Address	4695 MacArthur Court, Ste 300
City/State	Hartford, CT	City/State	Newport Beach, CA
Zip	06155-0001	Zip	92660
Phone	860-547-5000	Phone	951-751-0215

KNOW ALL MEN BY THESE PRESENTS:

1

That, Century Communities of California, LLC subdivider, as principal, and <u>Hartford Fire</u> <u>Insurance Company</u>, a corporation, as surety, are hereby jointly and severally bound to pay to the City of Jurupa Valley the sum of seven thousand dollars (\$7,000).

The condition of this obligation is that, whereas the subdivider, as a condition of the filing of the final map of Tract Map Number 32704, entered into an agreement with the City of Jurupa Valley to set Survey Monuments and Tie Points in said tract and furnish Tie Notes therefore and to pay the engineer or surveyor performing the work, in full, within 30 days after completion.

NOW, THEREFORE, if the subdivider shall well and truly perform said agreement during the original tern thereof, or of any extension of said term that may be granted by the City of Jurupa Valley, with or without notice to the surety, then this obligation shall become null and void; otherwise, it shall remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the County in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of this agreement or to the work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition. Surety further stipulates and agrees that the provisions of Section 2845 of the Civil Code and commencement of construction are not conditions precedent to surety's obligations hereunder and are hereby waived by surety.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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	—)	
County of Jefferson	}	
On March 10, 2020	before me,	Courtney Hitt Weiss, Notary Public
personally appeared	Mark W. Edwa	rds, II, Attorney-in-Fact
personally appeared	and the second states and a second state of a second state of the second states and second states at the second st	or Names of Signer(s)
Who proved to me on the basis of to be the person(s) whose name to the within instrument and ackr he/she/they executed the same in hi capacity(ies), and that by his/her/the instrument the person(s), or the e which the person(s) acted, execute	(s) is/are subscribed howledged to me that s/her/their authorized eir signature(s) on the ntity upon behalf of	
I certify under PENALTY OF PERJU the State of California that the foreg and correct.		$L = \begin{bmatrix} L & L & L \\ L & L \end{bmatrix} = \begin{bmatrix} L & L \\ L & L \end{bmatrix} = \begin{bmatrix} L & L \\ L \end{bmatrix} = \begin{bmatrix} L & L \\ L \end{bmatrix}$
My commission expires: November 15, 2	OPTIONA	e persons relying on the document and could prevent fraudulent remov
Description of Attached Docur	nent	
Description of Attached Docur Title or Type of Document		
Title or Type of Document		
Description of Attached Docur Title or Type of Document Document Date Signer's Name:		

POWER OF ATTORNEY

Direct Inquiries/Claims to: THE HARTFORD BOND, T-12 One Hartford Plaza Hartford, Connecticut 06155 Bond.Claims@thehartford.com call: 888-266-3488 or fax: 860-757-5835

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18. a. 5. *

Agency Name: MCGRIFF SEIBELS & WILLIAMS INC Agency Code: 21-250036

X Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
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 Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
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having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, up to the amount of Unlimited :

R.E. Daniels, Shelby E. Daniels of Pensacola, FL, Robert Read Davis of Atlanta, GA, Robert M. Verdin of Metairie, LA, Christopher C. Gardner of Union, MS, Anna Childress, Mark W. Edwards II, Alisa B. Ferris, Robert R. Freel, Jeffrey M. Wilson, Richard H. Mitchell, and William M. Smith of BIRMINGHAM, Alabama

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by 🔯, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

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STATE OF CONNECTICUT ·

COUNTY OF HARTFORD

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Kathleen T. Maynard

Kathleen T. Maynard Notary Public My Commission Expires July 31, 2021

Kevin Heckman, Assistant Vice President

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State of California County of <u>Orang</u>e

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WITNESS my hand and official seal.

IN LIVIN Signature

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W. LEWIS Notary Public - California **Orange County** Commission # 2261019 My Comm. Expires Oct 31, 2022

(Seal)

RETURN TO AGENDA

City of Jurupa Valley

STAFF REPORT

- DATE: APRIL 2, 2020
- TO: HONORABLE MAYOR AND CITY COUNCIL
- FROM: ROD BUTLER, CITY MANAGER BY: STEVE R. LORISO, P.E., CITY ENGINEER/ DIRECTOR OF PUBLIC WORKS
- SUBJECT: AGENDA ITEM NO. 14.D

RESOLUTION OF INTENTION TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2019-001 (PARADISE KNOLLS); GENERALLY LOCATED AT THE SOUTHWEST CORNER OF LIMONITE AVENUE AND DOWNEY STREET, TRACT NO. 36822

RECOMMENDATION

1) That the City Council adopt Resolution No. 2020-12, entitled:

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2020-001 (PARADISE KNOLLS) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2020-001 (PARADISE KNOLLS)

BACKGROUND

The State Legislature enacted the Mello-Roos Act of 1982 (the "Act") to assist public agencies in financing certain public services. The developer, Paradise Jurupa, LLC, requested that the City assist them in forming a district for the City to cover the costs associated with the maintenance of public improvements within the proposed district.

The CFD boundary includes the area within the Paradise Knolls Specific Plan, TR36822, containing five (5) Planning Areas (PA): PA1 identified 107 dwelling units, PA2 identified 300 dwelling units, PA3 is identified as commercial, PA4 identified 6 dwelling units, PA5 identified 248 dwelling units. Planning Area 6 of the Specific Plan is Open Space and it is not subject to CFD assessment.

The CFD will set up Special Tax A to cover the overall Specific Plan operation and maintenance of improvements. Details on Special Tax A assessment can be found on attachment the Rate and Method of Apportionment, Attachment B of this report. Generally, the costs involve services for:

- Streetlights maintenance including energy charges, operation, maintenance, and administrative costs of streetlights located on Limonite Avenue, Downey Street, Beach Street, Rancho Jurupa Drive, and Equestrian Way and identified on the City approved streetlight plans for the Paradise Knolls master plan development.
- The maintenance of landscape and all landscaping materials such as turf, ground cover, shrub, trees, plants, irrigation and drainage systems, weed control and other abatements, sidewalks, multi-purpose trail, equestrian trail, trail fences, entry monuments, lights, electricity, and related repair, replacement and inspection on Limonite Avenue, Downey Street, Beach Street, Rancho Jurupa Drive, and Equestrian Way and as identified on the City approved CFD Plans for the Paradise Knolls master plan development and CFD maintenance exhibit.
- The maintenance, administration and inspections of stormwater facilities and BMPs including open space area drains, catch basins, open space areas, and any other NPDES/WQMP/BMP related devices as identified on the CFD maintenance exhibit.
- Litter and graffiti removal on soundwalls and other amenities, plus normal painting as required within CFD boundaries on Limonite Avenue, Downey Street, Beach Street, Rancho Jurupa Drive, and Equestrian Way.
- All other services necessary or useful for, or in connection with, the authorized services listed above, including, but not limited to, building a reserve fund for replacement.
- Inspection is inclusive of scheduling, travel time, visual inspection process and procedures, GPS location recording, reporting by device, annual reporting, visual inspection for functionality, vegetated as designed, irrigation is complete and in working order, noting any of the following: any deficiencies, erosion, trash, silt, sediment, structural deficiencies.
- Maintenance is inclusive of repair or replacing any of the items noted as deficient or needing to be corrected to not be deficient. Administration is inclusive of quality assurance and control of inspection and maintenance, general contract administration, including phone calls and procurement of goods and services.

The CFD will set up a Special Tax B to cover each PA's operation and maintenance costs of improvements. Authorized Services for Special Tax B shall be per the Rate and Method of Apportionment, Attachment B of this report.

The development is proposed to include a approximately 660 residential parcels and one commercial parcel. The CFD is comprised of approximately 73.7 taxable acres of land.

ANALYSIS

Approval of the attached Resolution is required under the Act to levy a special tax and fund certain services. The attached Resolution declares the City Council's intention to form the proposed CFD No. 2019-001 (Paradise Knolls) and to authorize the levy of a special tax in accordance with an attached Rate and Method of Apportionment of Special Tax. The attached Resolution is the initial step for forming the CFD pursuant to the procedures prescribed by the Act, which include holding a public hearing and submitting the formation of the proposed CFD No. 2019-001 to the landowners at special election to be conducted by mailed ballot.

The proposed district will have a Maximum Special Tax A and Maximum Special Tax B in the following amounts:

	TAX A	TAX B 1 PA1	TAX B 2 PA2	TAX B 3 PA3	TAX B 4 PA4	TAX B 5 PA5
SFR (D/U)	\$306.60	\$478.30	\$71.30	\$0	\$721.70	\$248.70
MFR (AC)	\$306.60	\$478.30	\$71.30	\$0	\$721.70	\$248.70
Non-Residential (AC)	\$2,816.20	\$2,380.40	\$2,048.70	\$0	\$964.40	\$1,761.60

These rates will increase based on the percentage increase in the Consumer Price Index, for Riverside-San Bernardino-Ontario area, with a maximum annual increase of 6% and a minimum annual increase of 2% of the Maximum Special Tax in effect in the previous fiscal year. The owners have filed a petition representing their willingness to move forward.

A public hearing on this matter will take place on May 7, 2020 or as soon thereafter and at that time the Council will hear any testimony concerning the formation and take action to adopt the "Resolution of Formation".

OTHER INFORMATION

The Mello-Roos Community Facilities Act of 1982 (the "Act") authorizes the initiation of the establishment of community facilities districts upon receipt by the City of a petition requesting institution of proceedings by owners of not less than 10% of the area of land proposed to be included within the district. The City has received the signed petition from the land owner.

FINANCIAL IMPACT

The individual property owners are responsible for the annual payments of special taxes. The City will work with the County concerning the filing of the annual special tax to the County Auditor-Controller.

The property owner posted a deposit with its application to form the CFD in order to cover City costs incurred in connection with the formation. Approval of this resolution does not in any way commit the City to any financial contribution or liability by the CFD. The City's cost to administer the CFD annually will be reimbursed through the special taxes charged to property owners.

ALTERNATIVES

- 1. Take no action.
- 2. Provide staff with further direction.

Prepared by:

Carolina Fernandez, E.I.T. Assistant Engineer

Reviewed by:

lenas

Connie Cardenas Director of Administrative Services

Approved as to Form:

adroz

Peter M. Thorson City Attorney

Attachments:

- 1) Resolution No. 2020-12
- 2) Rate and Method of Apportionment

Reviewed by:

Steve R. Loriso, P.E. City Engineer/ Director of Public Works

Reviewed by:

George A. Wentz Deputy City Manager

Submitted by:

Rod B. Butler City Manager

RESOLUTION NO. 2020-12

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2019-001 (PARADISE KNOLLS) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2019-001 (PARADISE KNOLLS)

RECITALS:

WHEREAS, this City Council (the "City Council") of the City of Jurupa Valley (the "City") has received a petition (the "Petition") requesting the institution of proceedings, which is signed by the owner of the land proposed for inclusion in a proposed community facilities district (the "Owner") and which meet the requirements of Sections 53318 and 53319 of the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Division 2 of Title 5 of the California Government Code (the "Act"); and

WHEREAS, the Act authorizes the City Council to establish a community facilities district and to levy special taxes within that district; and

WHEREAS, in accordance with the request set forth in the Petition, the City Council desires to undertake proceedings to establish a community facilities district pursuant to the Act to finance certain services which are in addition to services currently provided in the territory of the proposed district and are necessary to meet increased demands placed upon the City as a result of the development of such land;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY:

- 1. <u>Intention</u>. The City Council hereby declares its intention to conduct proceedings for the formation of a community facilities district under the terms of the Act.
- 2. <u>Name of District</u>. The name of the proposed community facilities district is "City of Jurupa Valley Community Facilities District No. 2019-001 (Paradise Knolls)" (the "District").
- 3. <u>Boundaries of District</u>. The exterior boundaries of the District are shown on the map now on file in the office of the City Clerk entitled "Proposed Boundary Community Facilities District No. 2019-001 (Paradise Knolls)" (the "Map"). The Map indicates by a boundary line, the extent of the territory included in the proposed District and shall govern for all details as to the extent of the District. On the original and one copy of the Map, the City Clerk shall endorse the certificate evidencing the date and adoption of this Resolution. The City Clerk shall file the original of the Map in her office and, within fifteen days after the adoption of this Resolution, the City Clerk shall file a copy of the Map so endorsed in the records of the County Recorder, County of Riverside, State of California, and in any event

this Map shall be filed no later than fifteen days before the public hearing specified in Section 6 below.

- 4. <u>Services</u>. The type of services proposed to be provided within the District and to be financed under the Act shall consist of those services set forth on Exhibit "A" (the " Services"), attached hereto and incorporated herein by reference. The Services are in addition to services currently provided in the District and are necessary to meet increased demands placed upon the City as a result of the development occurring in the District.
- 5. <u>Special Tax</u>.
 - Except where funds are otherwise available to pay for the Services, it is the a. intention of the City Council, commencing Fiscal Year 2020-2021, to levy annually in accordance with procedures contained in the Act a special tax (the "Special Tax") within the District sufficient to pay for the costs thereof, including incidental expenses. The types of incidental expenses proposed to be incurred are set forth in Exhibit "B." The Special Tax will be secured by recordation of a continuing lien against all non-exempt real property in the District and will be collected in the same manner as ordinary ad valorem property taxes are collected, or in such other manner as may be provided by the City Council including, without limitation, direct billing of the affected property owner, and shall be subject to the same penalties, procedure, sale and lien priority in case of delinquency as applicable for ad valorem property taxes. In the first year in which the Special Tax is levied, the levy shall include a sum sufficient to repay to the City all amounts, if any, transferred to the District pursuant to Section 53314 of the Act and interest thereon.
 - b. The proposed Rate and Method of Apportionment of the Special Tax (the "Rate and Method") among parcels of real property in the District, in sufficient detail to allow each resident or landowner within the proposed District to estimate the maximum amount such resident or owner will have to pay, is shown in Exhibit "C," attached hereto and incorporated herein by reference. The City Council hereby determines the Rate and Method set forth in Exhibit "C" to be reasonable.
- 6. <u>Hearing</u>. A public hearing on the establishment of the District, the extent of the District, the furnishing of Services within the District, and the proposed Rate and Method (the "Hearing") shall be held on May 7, 2020, at 7:00 p.m., or as soon thereafter as practicable, at the chambers of the City Council of the City of Jurupa Valley, 8930 Limonite, Jurupa Valley, California 92509. At the Hearing, any interested person or taxpayer, including all persons owning lands or registered to vote within the proposed District, may appear and be heard.
- 7. <u>Report</u>. The Staff of the City is directed to study the proposed District and prepare for filing at the Hearing the report required by Section 53321.5 of the Act. The

staff of the City may delegate to consultants of the City the duty to perform the study and prepare the report.

- 8. <u>Advances</u>. The City may accept advances of funds or work in-kind from any source, including, but not limited to, private persons or private entities, and is authorized and directed to use such funds or that work in-kind for any authorized purpose, including, but not limited to, paying any cost incurred by the City in creating the District. The City may enter into an agreement with the person or entity advancing the funds or work-in-kind, to repay all or a portion of the funds advanced, or to reimburse the person or entity for the value, or cost, whichever is less, of the work-in-kind, as determined by the City Council, with or without interest.
- 9. <u>Published Notice</u>. The City Clerk is hereby directed to publish a notice of the Hearing ("Notice") pursuant to Section 6061 of the California Government Code in a newspaper of general circulation published in the area of the proposed District. Such Notice shall be substantially in the form specified in Section 53222 of the Act. Publication of the Notice shall be completed at least seven days prior to the date of the Hearing.
- 10. <u>Mailed Notice</u>. The City Clerk is hereby directed to send a copy of the Notice of the Hearing by first-class mail, postage prepaid, to each registered voter and to each landowner within the proposed District as shown on the last equalized assessment roll. Mailing of the Notice shall be completed at least fifteen days prior to the date of the Hearing.
- 11. <u>Voting</u>. Should the City Council determine to form the District, a special election will be held within the District to authorize the levy of the Special Tax in accordance with the procedures contained in Section 53326 of the Act. If held, the proposed voting procedure at the election will be a landowner vote with each landowner who is the owner of record of land within the District at the close of the Hearing, or the authorized representative thereof, having one vote for each acre or portion thereof owned within the District. Ballots for the special election may be distributed by mail with return postage prepaid or by personal service.
- 12. <u>Exemptions from Special Tax</u>. Except as may otherwise be provided in Exhibit "C" hereto or by law, all lands owned by any public entity, including the United States, the State of California and/or the City, or any departments or political subdivisions thereof, shall be omitted from the levy of the Special Tax to be made to cover the costs and expenses of the Facilities and Services. In addition, reference is hereby made to Exhibit "C" for a description of other lands which shall be omitted from the levy of the Special Tax.

13. <u>Election to Perform Work</u>. Pursuant to 53329.5(c) of the Act, the City Council finds that, in its opinion, the public interest will not be served by allowing property owners in the District to enter into a contract pursuant to Section 53329.5(a)

PASSED, APPROVED AND ADOPTED by the City Council of the City of Jurupa Valley on this 2nd day of April, 2020

Anthony Kelly, Jr. Mayor

ATTEST:

Victoria Wasko, CMC City Clerk

CERTIFICATION

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

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2020-12 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the 2^{nd} day of April 2020 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 2nd day of April 2020.

Victoria Wasko, City Clerk City of Jurupa Valley

EXHIBIT "A"

DESCRIPTION OF SERVICES

Authorized Services for Special Tax A shall be the following:

- Streetlights maintenance including energy charges, operation, maintenance, and administrative costs of streetlights located on Limonite Avenue, Downey Street, Beach Street, Rancho Jurupa Drive, and Equestrian Way and identified on the City approved streetlight plans for the Paradise Knolls master plan development.
- The maintenance of landscape and all landscaping materials such as turf, ground cover, shrub, trees, plants, irrigation and drainage systems, weed control and other abatements, sidewalks, multi-purpose trail, equestrian trail, trail fences, entry monuments, lights, electricity, and related repair, replacement and inspection on Limonite Avenue, Downey Street, Beach Street, Rancho Jurupa Drive, and Equestrian Way and as identified on the City approved CFD Plans for the Paradise Knolls master plan development and CFD maintenance exhibit.
- The maintenance, administration and inspections of stormwater facilities and BMPs including open space area drains, catch basins, open space areas, and any other NPDES/WQMP/BMP related devices as identified on the CFD maintenance exhibit.
- Litter and graffiti removal on soundwalls and other amenities, plus normal painting as required within CFD boundaries on Limonite Avenue, Downey Street, Beach Street, Rancho Jurupa Drive, and Equestrian Way.
- All other services necessary or useful for, or in connection with, the authorized services listed above, including, but not limited to, building a reserve fund for replacement.
- Inspection is inclusive of scheduling, travel time, visual inspection process and procedures, GPS location recording, reporting by device, annual reporting, visual inspection for functionality, vegetated as designed, irrigation is complete and in working order, noting any of the following: any deficiencies, erosion, trash, silt, sediment, structural deficiencies.
- Maintenance is inclusive of repair or replacing any of the items noted as deficient or needing to be corrected to not be deficient. Administration is inclusive of quality assurance and control of inspection and maintenance, general contract administration, including phone calls and procurement of goods and services.

Authorized Services for Special Tax B shall be per services described for each Zone on Exhibit C, Rate and Method of Apportionment of Special Tax for CFD2019-001 Paradise Knolls.

EXHIBIT "B"

INCIDENTAL EXPENSES

The cost of the Services shall include incidental expenses, including costs associated with formation of the District, determination of the amount of the Special Tax, collection of the Special Tax, payment of the Special Tax, costs incurred in order to carry out the authorized purposes of the District, and the costs of engineering, inspecting, coordinating, completing, planning and designing the Services, including the costs of environmental evaluations.

The following incidental expenses are examples of those that may be incurred in the formation of the District: engineering services, publishing, mailing and posting of notices, governmental notification and filing costs, Election costs, and charges and fees of the City other than those waived.

The following incidental expenses are examples of those that may be incurred in each annual Special Tax levy: necessary consultant costs, costs of posting and collecting the special taxes, and administrative costs of the City related to each annual Special Tax levy.

EXHIBIT "C"

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

(Please see attached)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT NO. 2019-001 (PARADISE KNOLLS) OF THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE STATE OF CALIFORNIA

A Special Tax (all capitalized terms are defined in Section A., "Definitions, below) shall be applicable to each Parcel of Taxable Property located within the boundaries of Community Facilities District No. 2019-001 (Paradise Knolls). The amount of Special Tax to be levied on a Parcel in each Fiscal Year, commencing in Fiscal Year 2021-2022, shall be determined by the City Council of the City of Jurupa Valley, acting in its capacity as the legislative body of the CFD by applying the appropriate Special Tax as set forth in Sections B., C., and D., below. All of the real property within the CFD, unless exempted by law or by the provisions of Section E. below, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre or Acreage" means the land area of a Parcel as indicated on the most recent Assessor's Parcel Map, or if the land area is not shown on the Assessor's Parcel Map, the land area shown on the applicable Final Map, condominium plan, or other recorded County map or the land area calculated to the reasonable satisfaction of the Administrator using the boundaries set forth on such map or plan. The square footage of a Parcel is equal to the Acreage of such Parcel multiplied by 43,560.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means all actual or reasonably estimated costs and expenses of the CFD that are chargeable or allocable to carry out its duties as the Administrator of the CFD as allowed by the Act, which shall include without limitation, all costs and expenses arising out of or resulting from the annual levy and collection of the Special Tax (whether by the City or designee thereof or both), any litigation or appeal involving the CFD, and other administrative expenses of the City or designee thereof, or both, directly related to the CFD. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD for attorney's fees and other costs related to commencing and pursuing to completion any foreclosure as a result of delinquent Special Taxes.

"Administrator" means an official of the City, or designee thereof, responsible for determining the annual amount of the levy and collection of the Special Taxes.

"Approved Property" means all Parcels of Taxable Property: (i) that are included in a Final Map that was recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax is being levied, and (ii) that have not been issued a Building Permit prior to the April 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Assessor" means the Assessor of the County.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating Parcels by Assessor's Parcel Number.

"Assessor's Parcel Number" means the number assigned to a lot or Parcel for purposes of identification as determined from an Assessor Parcel Map or the applicable assessment roll.

"Base Year" means the Fiscal Year ending June 30, 2022.

"Boundary Map" means a recorded map of the CFD which indicates by a boundary line the extent of the territory identified to be subject to the levy of Special Taxes.

"Building Permit" means the first legal document issued by a local agency giving official permission for new construction. For purposes of this definition, "Building Permit" shall not include any subsequent Building Permits issued or changed after the first issuance.

"CFD" means Community Facilities District No. 2019-001 (Paradise Knolls) of the City of Jurupa Valley.

"City" means the City of Jurupa Valley, California

"Consumer Price Index" means the Consumer Price Index published by the U.S. Bureau of Labor Statistic for "All Urban Consumers in the Riverside-San Bernardino-Ontario Area, measured as of the month of April in the Calendar Year which ends in the previous Fiscal Year. In the event this index ceases to be published, the Consumer Price Index shall be another index as determined by the Administrator that is reasonably comparable to the Consumer Price Index for the Riverside-San Bernardino-Ontario Area.

"Council" means the City Council of the City acting as the legislative body of the CFD.

"County" means the County of Riverside, California.

"Developed Property" means all Parcels of Taxable Property: (i) that are included in a Final Map that was recorded prior to January 1st preceding the Fiscal Year in which the Special Tax is being levied, and (ii) for which a Building Permit for new construction has been issued prior to April 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Dwelling Unit" or **"(D/U)** " means a residential unit that is used or intended to be used as a domicile by one or more persons, as determined by the Administrator.

"Exempt Property" means any Parcel which is exempt from Special Taxes pursuant to Section E., below.

"Final Map" means a subdivision of property by recordation of an Assessor's Parcel Map or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*) or recordation of a condominium plan pursuant to California Civil Code 1352 that creates individual lots for which Building Permits may be issued without further subdivision.

"Fiscal Year" means the 12 month period starting on July 1 of any calendar year and ending the following June 30.

"Land Use Class" means any of the classes listed in Table 1 of Section C. below.

"Maximum Special Tax" means the Maximum Special Tax A or the Maximum Special Tax B.

"Maximum Special Tax A" means for each Parcel in each Fiscal Year, the greatest amount of Special Tax A, determined in accordance with Section C, below, which may be levied on such Parcel in such Fiscal Year.

"Maximum Special Tax B" means for each Parcel in each Fiscal Year, the greatest amount of Special Tax, determined in accordance with Section C., below, which may be levied on such Parcel in such Fiscal Year.

"Minimum Taxable Acreage" means for each Zone, the applicable Acreage listed in Table 5 of Section E.

"Multifamily Residential Property" means all Parcels of Developed Property that consists of a building or buildings comprised of attached Dwelling Units available for rental by the general public, not for sale to an end user, and under common management.

"**Non-Residential Property**" means all Parcels of Developed Property for which a Building Permit was issued, permitting the construction of one or more non-residential structures.

"**Parcel(s)**" means a lot or parcel within the CFD shown on an Assessor's Parcel Map with an assigned Assessor's Parcel Number valid as of July 1st for the Fiscal Year for which the Special Tax is being levied.

"Property Owner's Association Property" means all Parcels which have been conveyed, dedicated to, or irrevocably offered for dedication to a property owner association, including any master or sub-association, prior to April 1st preceding the Fiscal Year in which the Special Tax is being levied.

"**Proportionately**" means for Parcels of Taxable Property that are (i) Developed Property, that the ratio of the actual Special Tax levy to Maximum Special Tax is the same for all Parcels of Developed Property, (ii) Approved Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for all Parcels of Approved Property, and (iii) Undeveloped Property, Public Property or Property Owner's Association Property, that the ratios of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is the same for all Parcels of Undeveloped Property, Public Property and Property Owner's Association Property.

"Public Property" means all Parcels which, as of April 1st preceding the Fiscal Year in which the Special Tax is being levied, are (i) used for rights-of-way or any other purpose and is owned by, dedicated to, or irrevocably offered for dedication to the federal government, the State, the County, City or any other public agency, provided, however, that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified according to its use; or (ii) encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

"**Residential Property**" means all Parcels of Developed Property for which a Building Permit has been issued permitting the construction of one or more residential Dwelling Units.

"Single Family Property" means all Parcels of Residential Property, other than Multifamily Residential Property.

"Special Tax(es)" means the Special Tax A or Special Tax B to be levied in each Fiscal Year on each Parcel of Taxable Property in accordance with Section D.

"Special Tax A" means the special tax to be levied in each Fiscal Year on each Parcel of Taxable Property in accordance with Section D.1 to fund the Special Tax A Requirement.

"Special Tax A Requirement" means for each Fiscal Year, that amount required to: (i) pay the estimated cost of Special Tax A Services for such Fiscal Year as determined by the City; (ii) fund the Special Tax A Reserve Fund in an amount equal to the lesser of (a) 20% of the Special Tax A Reserve Fund Requirement or (b) the amount needed to fund the Special Tax A Reserve Fund up to the Special Tax A Reserve Fund Requirement, (iii) pay Administrative Expenses; (iv) pay for the actual or anticipated shortfall due to Special Tax A delinquencies in the current or prior Fiscal Year; and (v) less a credit for funds available to reduce the annual Special Tax A levy as determined by the Administrator.

"Special Tax A Reserve Fund" means a fund to be used for capital replacement and maintenance costs related to the Special Tax A Services.

"Special Tax A Reserve Fund Requirement" means an amount up to 150% of the anticipated annual cost of Special Tax A Services of \$207,465.06 for the Base Year. The Special Tax A Reserve Fund Requirement shall be increased annually, commencing July 1, 2022, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the amount in effect in the previous Fiscal Year.

"Special Tax A Services" means: (i) Streetlights maintenance including energy charges, operation, maintenance, and administrative costs of streetlights located on

Limonite Avenue, Downey Street, Beach Street, Rancho Jurupa Drive, and Equestrian Way and identified on the City approved streetlight plans for the Paradise Knolls master plan development; (ii) the maintenance of landscape and all landscaping materials such as turf, ground cover, shrub, trees, plants, irrigation and drainage systems, weed control and other abatements, sidewalks, multi-purpose trail, equestrian trail, trail fences, entry monuments, lights, electricity, and related repair, replacement and inspection on Limonite Avenue, Downey Street, Beach Street, Rancho Jurupa Drive, and Equestrian Way and as identified on the City approved CFD Plans for the Paradise Knolls master plan development and CFD maintenance exhibit; (iii) The maintenance, administration and inspections of stormwater facilities and BMPs including open space area drains, catch basins, open space areas, and any other NPDES/WQMP/BMP related devices as identified on the CFD maintenance exhibit; (iv) litter and graffiti removal on soundwalls and other amenities, plus normal painting as required within CFD boundaries on Limonite Avenue, Downey Street, Beach Street, Rancho Jurupa Drive, and Equestrian Way; and (v) all other services necessary or useful for, or in connection with, the authorized services listed above, including, but not limited to, building a reserve fund for replacement.

Inspection is inclusive of scheduling, travel time, visual inspection process and procedures, GPS location recording, reporting by device, annual reporting, visual inspection for functionality, vegetated as designed, irrigation is complete and in working order, noting any of the following: any deficiencies, erosion, trash, silt, sediment, structural deficiencies. Maintenance is inclusive of repair or replacing any of the items noted as deficient or needing to be corrected to not be deficient. Administration is inclusive of quality assurance and control of inspection and maintenance, general contract administration, including phone calls and procurement of goods and services.

"**Special Tax B**" means the special tax to be levied in each Fiscal Year on each Parcel of Taxable Property in accordance with Section D. 2, and D.3, and D.4, according to the Zone in which the Parcel is located.

"Special Tax B Reserve Fund" means a separate fund for each Zone to be used for capital replacement and maintenance costs related to the Special Tax B Services.

"Special Tax B Reserve Fund Requirement" means an amount equal to the Base Year amount of \$51,177.30 for Zone 1, \$21,388.00 for Zone 2, \$0 for Zone 3, \$4,330.10 for Zone 4, and \$61,673.00 for Zone 5. The Special Tax B Reserve Fund Requirement for each Zone shall be increased annually, commencing July 1, 2022, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the amount in effect in the previous Fiscal Year.

"Special Tax B Services" means services as described for each Zone below

"State" means the State of California.

"Taxable Property" means all Parcels within the boundary of the CFD pursuant to the Boundary Map which are not exempt from the Special Tax pursuant to Section E., below.

"Taxable Unit" means either a Dwelling Unit or an Acre, as shown in Table 1.

"Undeveloped Property" means all Parcels of Taxable Property not classified as Developed Property, Approved Property, Public Property or Property Owner's Association Property.

"Zone" means Zone 1, Zone 2, Zone 3, Zone 4 or Zone 5.

"Zone 1" means all the Parcels located within the area identified as Zone 1 on Exhibit A to this Rate and Method of Apportionment.

"Zone 1 Services" means: (i) The maintenance of streetlights including operation, energy charges, maintenance, and administrative costs of streetlights specifically identified on the City approved streetlight plans for the subdivision known as TR 36823 (Planning Area 1 of the Paradise Knolls Specific Plan); (ii) the maintenance of landscape, including streetscape, slopes, and open space areas. The landscape maintenance may include, but is not limited to, all landscaping materials such as turf, shrub, trees, plants, irrigation and drainage systems, weed control and other abatements, electricity, and related repair/replacement and inspection; and as identified on the CFD landscape plans for the subdivision known as TR 36823 (Planning Area 1 of the Paradise Knolls Specific Plan). The maintenance may include, but is not limited to all landscaping materials such as turf, ground cover, shrub, trees, plants, irrigation and drainage systems, weed control and other abatements, streetlights, electricity, repair/replacement and inspection. Inspection is inclusive of scheduling, travel time, visual inspection process and procedures, GPS location recording, reporting by device, annual reporting, visual inspection for functionality, vegetated as designed, irrigation is complete and in working order, noting any of the following: any deficiencies, erosion, trash, silt, sediment, structural deficiencies. Maintenance is inclusive of repair or replacing any of the items noted as deficient or needing to be corrected to not be deficient. Administration is inclusive of quality assurance and control of inspection and maintenance, general contract administration, including phone calls and procurement of goods and services; (iii) all other services necessary or useful for, or in connection with, the authorized services listed above, including, but not limited to, building a reserve fund for replacement.

"Zone 1 Special Tax B Requirement" means for each Fiscal Year, that amount required to: (i) pay the estimated cost of Zone 1 Services for such Fiscal Year as determined by the City; (ii) fund the Special Tax B Reserve Fund in an amount equal to the lesser of (a) 20% of the Special Tax B Reserve Fund Requirement applicable to Zone 1 or (b) the amount needed to fund the Special Tax B Reserve Fund up to the Special Tax B Reserve Fund Requirement applicable to Zone 1 or (b) the amount needed to fund the Special Tax B Reserve Fund up to the Special Tax B Reserve Fund Requirement applicable to Zone 1, (iii) pay for the actual or anticipated shortfall due to Zone 1 Special Tax B delinquencies in the current or prior Fiscal Year; and (iv) less a credit for funds available to reduce the annual Special Tax B levy for Zone 1 as determined by the Administrator.

"Zone 2" means all the Parcels located within the area identified as Zone 2 on Exhibit A to this Rate and Method of Apportionment.

"Zone 2 Services" means: (i) The maintenance of streetlights including operation, energy charges, maintenance, and administrative costs of streetlights specifically identified on the City approved streetlight plans for Planning Area 2 of the Paradise Knolls Specific Plan; (ii) the maintenance of landscape, including streetscape, slopes, and open space areas. The landscape maintenance may include, but is not limited to, all landscaping materials such as turf, shrub, trees, plants, irrigation and drainage systems, weed control and other abatements, electricity, and related repair/replacement and inspection; and as identified on the CFD landscape plans for the area identified as Planning Area 2 on the Paradise Knolls Specific Plan. The maintenance may include, but is not limited to all landscaping materials such as turf, ground cover, shrub, trees, plants, irrigation and drainage systems, weed control and other abatements, streetlights, electricity, repair/replacement and inspection. Inspection is inclusive of scheduling, travel time, visual inspection process and procedures, GPS location recording, reporting by device, annual reporting, visual inspection for functionality, vegetated as designed, irrigation is complete and in working order, noting any of the following: any deficiencies, erosion, trash, silt, sediment, structural deficiencies. Maintenance is inclusive of repair or replacing any of the items noted as deficient or needing to be corrected to not be deficient. Administration is inclusive of quality assurance and control of inspection and maintenance, general contract administration, including phone calls and procurement of goods and services; (iii) all other services necessary or useful for, or in connection with, the authorized services listed above, including, but not limited to, building a reserve fund for replacement.

"Zone 2 Special Tax B Requirement" means for each Fiscal Year, that amount required to: (i) pay the estimated cost of Zone 2 Services for such Fiscal Year as determined by the City; (ii) fund the Special Tax B Reserve Fund in an amount equal to the lesser of (a) 20% of the Special Tax B Reserve Fund Requirement applicable to Zone 2 or (b) the amount needed to fund the Special Tax B Reserve Fund up to the Special Tax B Reserve Fund Requirement applicable to Zone 2 or (b) the amount needed to fund the Special Tax B Reserve Fund up to the Special Tax B Reserve Fund Requirement applicable to Zone 2, (iii) pay for the actual or anticipated shortfall due to Zone 2 Special Tax B delinquencies in the current or prior Fiscal Year; and (iv) less a credit for funds available to reduce the annual Special Tax B levy for Zone 2 as determined by the Administrator.

"Zone 3" means all the Parcels located within the area identified as Zone 3 on Exhibit A to this Rate and Method of Apportionment.

"Zone 3 Services" means improvements within Planning Area 3 on the Paradise Knolls Specific Plan installed within dedicated public right-of-way. As of the date of this document, no public facilities and/or improvements are expected to be installed within Planning Area 3 and, therefore, no services are identified as part of Zone 3 Services.

"Zone 3 Special Tax B Requirement" means for each Fiscal Year, that amount required to: (i) pay the estimated cost of Zone 3 Services for such Fiscal Year as determined by the City; (ii) fund the Special Tax B Reserve Fund in an amount equal to the lesser of (a) 20% of the Special Tax B Reserve Fund Requirement applicable to Zone 3 or (b) the amount needed to fund the Special Tax B Reserve Fund up to the Special Tax B Reserve Fund Requirement applicable to Zone 3 or (b) the amount needed to fund the Special Tax B Reserve Fund up to the Special Tax B Reserve Fund Requirement applicable to Zone 3, (iii) pay for the actual or anticipated shortfall due to Zone 3 Special Tax B delinquencies in the current or prior Fiscal Year; and (iv) less a credit for funds available to reduce the annual Special Tax B

levy for Zone 3 as determined by the Administrator. As of the date of this document, the expected cost is \$0.

"Zone 4" means all the Parcels located within the area identified as Zone 4 on Exhibit A to this Rate and Method of Apportionment.

"Zone 4 Services" means: (i) The maintenance of streetlights including operation, energy charges, maintenance, and administrative costs of streetlights specifically identified on the City approved streetlight plans for the subdivision known as Planning Area 4 on the Paradise Knolls Specific Plan; (ii) the maintenance of landscape, including streetscape, slopes, and open space areas. The landscape maintenance may include, but is not limited to, all landscaping materials such as turf, shrub, trees, plants, irrigation and drainage systems, weed control and other abatements, electricity, and related repair/replacement and inspection; and as identified on the CFD landscape plans for the area identified as Planning Area 4 on the Paradise Knolls Specific Plan. The maintenance may include, but is not limited to all landscaping materials such as turf, ground cover, shrub, trees, plants, irrigation and drainage systems, weed control and other abatements, streetlights, electricity, repair/replacement and inspection. Inspection is inclusive of scheduling, travel time, visual inspection process and procedures, GPS location recording, reporting by device, annual reporting, visual inspection for functionality, vegetated as designed, irrigation is complete and in working order, noting any of the following: any deficiencies, erosion, trash, silt, sediment, structural deficiencies. Maintenance is inclusive of repair or replacing any of the items noted as deficient or needing to be corrected to not be deficient. Administration is inclusive of quality assurance and control of inspection and maintenance, general contract administration, including phone calls and procurement of goods and services; (iii) all other services necessary or useful for, or in connection with, the authorized services listed above, including, but not limited to, building a reserve fund for replacement.

"Zone 4 Special Tax B Requirement" means for each Fiscal Year, that amount required to: (i) pay the estimated cost of Zone 4 Services for such Fiscal Year as determined by the City; (ii) fund the Special Tax B Reserve Fund in an amount equal to the lesser of (a) 20% of the Special Tax B Reserve Fund Requirement applicable to Zone 4 or (b) the amount needed to fund the Special Tax B Reserve Fund up to the Special Tax B Reserve Fund Requirement applicable to Zone 4 or (b) the amount needed to fund the Special Tax B Reserve Fund up to the Special Tax B Reserve Fund Requirement applicable to Zone 4, (iii) pay for the actual or anticipated shortfall due to Zone 4 Special Tax B delinquencies in the current or prior Fiscal Year; and (iv) less a credit for funds available to reduce the annual Special Tax B levy for Zone 4 as determined by the Administrator.

"Zone 5" means all the Parcels located within the area identified as Zone 5 on Exhibit A to this Rate and Method of Apportionment.

"Zone 5 Services" means: (i) The maintenance of streetlights including operation, energy charges, maintenance, and administrative costs of streetlights specifically identified on the City approved streetlight plans for the subdivision known as Planning Area 5 on the Paradise Knolls Specific Plan; (ii) the maintenance of landscape, including streetscape, slopes, and open space areas. The landscape maintenance may include, but is not limited to, all landscaping materials such as turf, shrub, trees, plants,

irrigation and drainage systems, weed control and other abatements, electricity, and related repair/replacement and inspection; and as identified on the CFD landscape plans for the area identified as Planning Area 5 on the Paradise Knolls Specific Plan. The maintenance may include, but is not limited to all landscaping materials such as turf, ground cover, shrub, trees, plants, irrigation and drainage systems, weed control and other abatements, streetlights, electricity, repair/replacement and inspection. Inspection is inclusive of scheduling, travel time, visual inspection process and procedures, GPS location recording, reporting by device, annual reporting, visual inspection for functionality, vegetated as designed, irrigation is complete and in working order, noting any of the following: any deficiencies, erosion, trash, silt, sediment, structural deficiencies. Maintenance is inclusive of repair or replacing any of the items noted as deficient or needing to be corrected to not be deficient. Administration is inclusive of quality assurance and control of inspection and maintenance, general contract administration, including phone calls and procurement of goods and services; (iii) all other services necessary or useful for, or in connection with, the authorized services listed above, including, but not limited to, building a reserve fund for replacement.

"Zone 5 Special Tax B Requirement" means for each Fiscal Year, that amount required to: (i) pay the estimated cost of Zone 5 Services for such Fiscal Year as determined by the City; (ii) fund the Special Tax B Reserve Fund in an amount equal to the lesser of (a) 20% of the Special Tax B Reserve Fund Requirement applicable to Zone 5 or (b) the amount needed to fund the Special Tax B Reserve Fund up to the Special Tax B Reserve Fund Requirement applicable to Zone 5, (iii) pay for the actual or anticipated shortfall due to Zone 5 Special Tax B delinquencies in the current or prior Fiscal Year; and (iv) less a credit for funds available to reduce the annual Special Tax B levy for Zone 5 as determined by the Administrator.

B. ASSIGNMENT TO LAND USE CLASS

Each Fiscal Year, commencing with Fiscal Year 2021-2022, all Parcels of Taxable Property shall be classified as either Developed Property, Approved Property, Undeveloped Property, Public Property or Property Owner's Association Property, and subject to the levy of Special Taxes in accordance with this Rate and Method of Apportionment as determined pursuant to Sections C. and D.

Parcels of Developed Property shall further be classified as Residential Property or Non-Residential Property. Parcels of Residential Property shall further be classified as Single Family Property or Multifamily Residential Property.

C. MAXIMUM SPECIAL TAX RATES

1. Developed Property

The Maximum Special Tax A and the Maximum Special Tax B that may be levied and escalated, as explained further in Section C.1. (a) below, in any Fiscal Year for each Parcel classified as Developed Property shall be determined by reference to tables 1, 2, 3, 4, or 5 below according to the Zone in which the Parcel is located.

TABLE 1Maximum Special Tax Rates for DevelopedProperty in Zone 1 for Fiscal Year 2021-2022

Land Use Class	Description	Taxable Unit	Maximum Special Tax A per Taxable Unit	Maximum Special Tax B per Taxable Unit
	Single Family Residential		\$	
1	Property	D/U	306.60	\$ 478.30
	Multifamily Residential		\$	
2	Property	D/U	306.60	\$ 478.30
			\$	
3	Non-Residential Property	Acre	2,816.20	\$ 2,380.40

TABLE 2Maximum Special Tax Rates for DevelopedProperty in Zone 2 for Fiscal Year 2021-2022

Land Use Class	Description	Taxable Unit			Maximum Special Tax B per Taxable Unit
	Single Family Residential				
1	Property	D/U	\$	306.60	\$ 71.30
	Multifamily Residential				
2	Property	D/U	\$	306.60	\$ 71.30
3	Non-Residential Property	Acre	\$	2,816.20	\$ 2,048.70

TABLE 3Maximum Special Tax Rates for DevelopedProperty in Zone 3 for Fiscal Year 2021-2022

Land Use Class	Description	Taxable Unit	Sp	Maximum becial Tax A Taxable Unit	Maximum Special Tax B per Taxable Unit
	Single Family Residential				
1	Property	D/U	\$	306.60	\$ 0
	Multifamily Residential				
2	Property	D/U	\$	306.60	\$ 0
3	Non-Residential Property	Acre	\$	2,816.20	\$ 0

TABLE 4Maximum Special Tax Rates for DevelopedProperty in Zone 4 for Fiscal Year 2021-2022

Land Use Class	Description	Taxable Unit	Sp	Maximum ecial Tax A Taxable Unit	Maximum Special Tax B per Taxable Unit
4	Single Family Residential	DIL	¢	200.00	¢ 704 70
	Property Multifamily Residential	D/U	\$	306.60	\$ 721.70
2	Property	D/U	\$	306.60	\$ 721.70
3	Non-Residential Property	Acre	\$	2,816.20	\$ 964.40

TABLE 5Maximum Special Tax Rates for DevelopedProperty in Zone 5 for Fiscal Year 2021-2022

Land Use Class	Description	Taxable Unit	Sp	Maximum ecial Tax A Taxable Unit	Maximum Special Tax B per Taxable Unit
	Single Family Residential				
1	Property	D/U	\$	306.60	\$ 248.70
	Multifamily Residential			*/.	
2	Property	D/U	\$	306.60	\$ 248.70
3	Non-Residential Property	Acre	\$	2,816.20	\$ 1,761.58

(a) Increase in the Maximum Special Tax

On each July 1, following the Base Year, the Maximum Special Tax, identified in Table 1, above, shall be increased annually, commencing July 1, 2022, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the Maximum Special Tax in effect in the previous Fiscal Year.

(b) <u>Multiple Land Use Classes</u>

In some instances, a Parcel of Developed Property may contain more than one Land Use Class. The Maximum Special Tax that may be levied on such Parcel shall be the sum of the Maximum Special Tax that can be levied for each Land Use Class located on that Parcel. For a Pa79!rcel that contains more than one Land Use Class, the Acreage of such Parcel shall be allocated to each type of property based on the amount of Acreage designated for each land use as determined by reference to the site plan approved for such Parcel. The Administrator's allocation to each Land Use Class shall be final.

2. Approved Property

The Maximum Special Tax A for each Parcel of Approved Property shall be equal to the product of the applicable Undeveloped Property Maximum Special Tax A per Acre times the Acreage of such Parcel; provided, however, for a Parcel of Approved Property that is expected to become Single Family Property as reasonably determined by the Administrator based on the Final Map for such Parcel, the Maximum Special Tax A for such Parcel of Approved Property shall be calculated pursuant to Section C.1 as if such Parcel were already designated as Single Family Property.

The Maximum Special Tax B for each Parcel of Approved Property shall be equal to the product of the applicable Undeveloped Property Maximum Special Tax B per Acre times the Acreage of such Parcel; provided, however, for a Parcel of Approved Property that is expected to become Single Family Property as reasonably determined by the Administrator based on the Final Map for such Parcel, the Maximum Special Tax B for such Parcel of Approved Property shall be calculated pursuant to Section C.1 as if such Parcel were already designated as Single Family Property.

The Maximum Special Tax A and the Maximum Special Tax B shall be increased annually, commencing July 1, 2022, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the corresponding Maximum Special Tax in effect in the previous Fiscal Year.

3. Undeveloped Property

The Maximum Special Tax that may be levied and escalated for each Parcel classified as Undeveloped Property shall be:

sindeveloped i toperty for thisear rear 2021-2022							
Zone	Maximum Special Tax A Per Acre	Maximum Special Tax B Per Acre					
1	\$2,998.90	\$0					
2	\$2,998.90	\$0					
3	\$2,998.90	\$0					
4	\$2,998.90	\$0					
5	\$2,998.90	\$0					

TABLE 6 Maximum Special Tax for Undeveloped Property for Fiscal Year 2021-2022

The Maximum Special Tax for Undeveloped Property shall be increased annually, commencing July 1, 2021, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the corresponding Maximum Special Tax in effect in the previous Fiscal Year.

4. Public Property and/or Property Owner's Association Property that is not Exempt Property pursuant to the provisions of Section E

The Maximum Special Tax A for each Parcel of Taxable Public Property and/or Property Owners Association Property shall be equal to the product of the applicable Undeveloped Property Maximum Special Tax A per Acre times the Acreage of such Parcel and shall be increased annually, commencing July 1, 2021, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the Maximum Special Tax A in effect in the previous Fiscal Year.

The Maximum Special Tax B for each Parcel of Taxable Public Property and/or Property Owners Association Property shall be equal to the product of the applicable Undeveloped Property Maximum Special Tax B per Acre times the Acreage of such Parcel and shall be increased annually, commencing July 1, 2021, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the Maximum Special Tax B in effect in the previous Fiscal Year.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

1. Special Tax A

Commencing with Fiscal Year 2021-2022 and for each following Fiscal Year, the Administrator shall levy the Special Tax A on all Taxable Property until the amount of Special Tax A equals the Special Tax A Requirement in accordance with the following steps:

<u>First</u>: The Special Tax A shall be levied Proportionately on each Parcel of Developed Property at up to 100% of the applicable Maximum Special Tax A as needed to satisfy the Special Tax A Requirement;

<u>Second</u>: If additional moneys are needed to satisfy the Special Tax A Requirement after the first step has been completed, the Special Tax A shall be levied Proportionately on each Parcel of Approved Property at up to 100% of the Maximum Special Tax A for Approved Property. Notwithstanding, no Special Tax A shall be levied on Approved Property to fund items (ii) and (iii) of the Special Tax A Requirement;

<u>Third</u>: If additional moneys are needed to satisfy the Special Tax A Requirement after the first two steps have been completed, the Special Tax A shall be levied Proportionately on each Parcel of Undeveloped Property at up to 100% of the applicable Maximum Special Tax A for Undeveloped Property. Notwithstanding, no Special Tax A shall be levied on Undeveloped Property to fund items (ii) and (iii) of the Special Tax A Requirement;

<u>Fourth</u>: If additional moneys are needed to satisfy the Special Tax A Requirement after the first three steps have been completed, the Special Tax A shall be levied Proportionately on each Parcel of Taxable Property that is Public Property or Property Owner's Association Property at up to 100% of the applicable Maximum Special Tax A for such Parcel.

2. Special Tax B – Zone 1

Commencing with Fiscal Year 2021-2022 and for each following Fiscal Year, the Administrator shall levy the Special Tax B on all Taxable Property in Zone 1 until the amount of Special Tax B equals the Zone 1 Special Tax B Requirement in accordance with the following steps:

<u>First</u>: The Special Tax B shall be levied Proportionately on each Parcel of Developed Property within Zone 1 at up to 100% of the Maximum Special Tax B applicable to such Parcel as needed to satisfy the Zone 1 Special Tax B Requirement;

<u>Second</u>: If additional moneys are needed to satisfy the Zone 1 Special Tax B Requirement after the first step has been completed, the Special Tax B shall be levied Proportionately on each Parcel of Approved Property within Zone 1 at up to 100% of the Maximum Special Tax B applicable to such Parcel;

<u>Third</u>: If additional moneys are needed to satisfy the Zone 1 Special Tax B Requirement after the first two steps have been completed, the Special Tax B shall be levied Proportionately on each Parcel of Undeveloped Property within Zone 1 at up to 100% of the Maximum Special Tax B applicable to such Parcel. Notwithstanding, no Special Tax B shall be levied on Undeveloped Property within Zone 1 to fund item (ii) of the Zone 1 Special Tax B Requirement;

<u>Fourth</u>: If additional moneys are needed to satisfy the Zone 1 Special Tax B Requirement after the first three steps have been completed, the Special Tax B shall be levied Proportionately on each Parcel of Taxable Property within Zone 1 that is Public Property or Property Owner's Association Property at up to 100% of the Maximum Special Tax B applicable to such Parcel.

3. Special Tax B – Zone 2

Commencing with Fiscal Year 2021-2022 and for each following Fiscal Year, the Administrator shall levy the Special Tax B on all Taxable Property in Zone 2 until the amount of Special Tax B equals the Zone 2 Special Tax B Requirement in accordance with the following steps:

<u>First</u>: The Special Tax B shall be levied Proportionately on each Parcel of Developed Property within Zone 2 at up to 100% of the Maximum Special Tax B applicable to such Parcel as needed to satisfy the Zone 2 Special Tax B Requirement;

<u>Second</u>: If additional moneys are needed to satisfy the Zone 2 Special Tax B Requirement after the first step has been completed, the Special Tax B shall be levied Proportionately on each Parcel of Approved Property within Zone 2 at up to 100% of the Maximum Special Tax B applicable to such Parcel;

<u>Third</u>: If additional moneys are needed to satisfy the Zone 2 Special Tax B Requirement after the first two steps have been completed, the Special Tax B shall be levied Proportionately on each Parcel of Undeveloped Property within Zone 2 at up to 100% of the Maximum Special Tax B applicable to such Parcel. Notwithstanding, no Special Tax B shall be levied on Undeveloped Property within Zone 2 to fund item (ii) of the Zone 2 Special Tax B Requirement;

<u>Fourth</u>: If additional moneys are needed to satisfy the Zone 2 Special Tax B Requirement after the first three steps have been completed, the Special Tax B shall be levied Proportionately on each Parcel of Taxable Property within Zone 2 that is Public Property or Property Owner's Association Property at up to 100% of the Maximum Special Tax B applicable to such Parcel.

4. Special Tax B – Zone 3

Zone 3 is expected to be of commercial use with no public facilities within Planning Area 3 of the Paradise Knolls Specific Plan; therefore, Special Tax B for Zone 3 is expected to be \$0.

5. Special Tax B – Zone 4

Commencing with Fiscal Year 2021-2022 and for each following Fiscal Year, the Administrator shall levy the Special Tax B on all Taxable Property in Zone 4 until the amount of Special Tax B equals the Zone 4 Special Tax B Requirement in accordance with the following steps:

<u>First</u>: The Special Tax B shall be levied Proportionately on each Parcel of Developed Property within Zone 4 at up to 100% of the Maximum Special Tax B applicable to such Parcel as needed to satisfy the Zone 4 Special Tax B Requirement;

<u>Second</u>: If additional moneys are needed to satisfy the Zone 4 Special Tax B Requirement after the first step has been completed, the Special Tax B shall be levied Proportionately on each Parcel of Approved Property within Zone 4 at up to 100% of the Maximum Special Tax B applicable to such Parcel;

<u>Third</u>: If additional moneys are needed to satisfy the Zone 4 Special Tax B Requirement after the first two steps have been completed, the Special Tax B shall be levied Proportionately on each Parcel of Undeveloped Property within Zone 4 at up to 100% of the Maximum Special Tax B applicable to such Parcel. Notwithstanding, no Special Tax B shall be levied on Undeveloped Property within Zone 4 to fund item (ii) of the Zone 4 Special Tax B Requirement;

<u>Fourth</u>: If additional moneys are needed to satisfy the Zone 4 Special Tax B Requirement after the first three steps have been completed, the Special Tax B shall be levied Proportionately on each Parcel of Taxable Property within Zone 4 that is Public Property or Property Owner's Association Property at up to 100% of the Maximum Special Tax B applicable to such Parcel.

6. Special Tax B – Zone 5

Commencing with Fiscal Year 2021-2022 and for each following Fiscal Year, the Administrator shall levy the Special Tax B on all Taxable Property in Zone 5 until the amount of Special Tax B equals the Zone 5 Special Tax B Requirement in accordance with the following steps:

<u>First</u>: The Special Tax B shall be levied Proportionately on each Parcel of Developed Property within Zone 5 at up to 100% of the Maximum Special Tax B applicable to such Parcel as needed to satisfy the Zone 5 Special Tax B Requirement;

<u>Second</u>: If additional moneys are needed to satisfy the Zone 5 Special Tax B Requirement after the first step has been completed, the Special Tax B shall be levied Proportionately on each Parcel of Approved Property within Zone 5 at up to 100% of the Maximum Special Tax B applicable to such Parcel;

<u>Third</u>: If additional moneys are needed to satisfy the Zone 5 Special Tax B Requirement after the first two steps have been completed, the Special Tax B shall be levied Proportionately on each Parcel of Undeveloped Property within Zone 5 at up to 100% of the Maximum Special Tax B applicable to such Parcel. Notwithstanding, no Special Tax B shall be levied on Undeveloped Property within Zone 5 to fund item (ii) of the Zone 5 Special Tax B Requirement;

<u>Fourth</u>: If additional moneys are needed to satisfy the Zone 5 Special Tax B Requirement after the first three steps have been completed, the Special Tax B shall be levied Proportionately on each Parcel of Taxable Property within Zone 5 that is Public Property or Property Owner's Association Property at up to 100% of the Maximum Special Tax B applicable to such Parcel.

Notwithstanding the above, under no circumstances will the Special Taxes levied in any Fiscal Year against any Parcel of Residential Property for which a Certificate of Occupancy has been issued be increased by more than ten percent (10%) as a result of a delinquency in the payment of the Special Tax applicable to any other Parcel above the amount that would have been levied in that Fiscal Year had there never been any such delinquency or default.

E. EXEMPTIONS

The CFD shall not levy Special Taxes on Public Property and Property Owner's Association Property within each Zone of the CFD, provided that the sum of all Taxable Acreage within the applicable Zone does not drop below the amounts shown in Table 5 below. Exempt Property status will be assigned by the Administrator in the chronological order in which Parcels becomes Public Property and/or Property Owner's Association Property. Parcels which cannot be classified as Exempt Property because such classification would reduce the Acreage of all Taxable Property within a Zone to less than the Minimum Taxable Acreage for such Zone will continue to be classified as Taxable Property, and will continue to be subject to Special Taxes accordingly.

F. MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes and shall be subject to the same penalties, the same procedure, sale and lien priority in the case of delinquency; provided, however, that the Administrator may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of the CFD, and provided further that the CFD may covenant to foreclose and may actually foreclose on Parcels having delinquent Special Taxes as permitted by the Act.

G. APPEALS

Any taxpayer may file a written appeal of the Special Tax on his/her Parcel(s) with the Administrator, provided that the appellant is current in his/her payments of Special Taxes. During pendency of an appeal, all Special Taxes must be paid on or before the payment due date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Tax is in error. The Administrator shall review the appeal, meet with the appellant if the Administrator deems necessary, and advise the appellant of its determination. If the Administrator agrees with the appellant, the Administrator shall grant a credit to eliminate or reduce future Special Taxes on the appellant's Parcel(s). No refunds of previously paid Special Taxes shall be made.

The Administrator shall interpret this Rate and Method of Apportionment and make determinations relative to the annual levy and administration of the Special Tax and any taxpayer who appeals, as herein specified.

H. TERM OF THE SPECIAL TAX

The Special Tax A and Special Tax B shall be levied annually in perpetuity unless terminated earlier by the City.

RETURN TO AGENDA

City of Jurupa Valley

STAFF REPORT

DATE: APRIL 2, 2020

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: ROD BUTLER, CITY MANAGER

BY: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR

SUBJECT: AGENDA ITEM NO. 16.A

CONTINUED PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 16146 (GPA16005) AND AN APPEAL OF TENTATIVE TRACT MAP (TTM) NO. 37052, FOR A 28-SINGLE-FAMILY LOT SUBDIVISION OF A 7.25-ACRE PROPERTY LOCATED WEST OF HUDSON STREET BETWEEN 60TH AND 59TH STREETS, APN: 165-100-027 (APPLICANT: SHORES & TALANIAN)

RECOMMENDATION

1) That the City Council adopt Resolution No. 2020-13, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING GENERAL PLAN AMENDMENT NO. 16005 TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 7.25 GROSS ACRES OF REAL PROPERTY LOCATED WEST OF HUDSON STREET BETWEEN 60TH AND 59TH STREETS (APN: 165-100-027) FROM LOW DENSITY RESIDENTIAL – COUNTRY NEIGHBORHOOD (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR)

2) That the City Council adopt Resolution No. 2020-14, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, SUSTAINING, WITH MODIFICATIONS, THE PLANNING COMMISSION'S ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVAL OF TENTATIVE TRACT MAP NO. 37052, A SCHEDULE "A" SUBDIVISION OF APPROXIMATELY 7.25 GROSS ACRES OF REAL PROPERTY LOCATED WEST OF HUDSON STREET BETWEEN 60TH AND 59TH STREETS (APN: 165-100-027) INTO TWENTY-EIGHT SINGLE-FAMILY RESIDENTIAL LOTS

BACKGROUND

Planning Commission Public Hearing

On November 28, 2018, the Planning Commission held a public hearing and, on a 4-0 vote, took the following actions:

- Adopted Planning Commission Resolution No. 2018-11-28-03, recommending that the City Council (a) adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and (b) approve General Plan Amendment (GPA) No. 16005; and
- (2) Adopted Planning Commission Resolution No. 2018-11-28-04, (a) adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and (b) approving Tentative Tract Map No. 37052, authorizing the subdivision of a 7.25-acre property into 28 residential lots, averaging 7,793 square feet, for the development of future single-family homes.

City Council Public Hearing

On January 17, 2019, the City Council decided that the Tentative Tract Map (TTM) should be considered along with the General Plan Amendment to address concerns for secondary access. In conclusion, the City Council continued the public hearing item for the General Plan Amendment to an unspecified date and appealed the Planning Commission's approval of the TTM so both the GPA and TTM can be considered together at a later date.

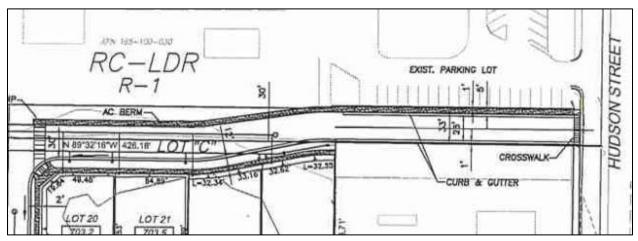
On March 19, 2020, the City Council voted to continue the item to the April 2, 2020 meeting, in order for the applicant to attend the hearing.

Revised Tentative Tract Map

Since then, the Applicant has submitted a revised TTM with the addition of the secondary access road to address the Council's previous concerns (Figures One and Two).

The map that the Planning Commission had approved showed 59th Street end as a culde-sac at Lot 23. Due to unsuccessful negotiations with the property owner southwest of Pedley Elementary School and Hudson Street, the Applicant could not extend 59th Street to Hudson Street without some modifications to the width of the street between Lots 22 and 23. The Applicant coordinated with both Engineering Department and the Jurupa Unified School District. The solution, as shown in the TTM now, shows 59th Street with a reduced right-of-way width with no parking on either side. 59th Street provides vehicular access in both directions and no conflicts with peak pick-up and drop-off times at Pedley Elementary School. The revised map shows 59th Street extended to Hudson Street with a five (5) foot sidewalk and landscaped parkway on the northern side of the road. The new extension provides a safer access for children who attend Pedley Elementary School.

FIGURE ONE – DIMENSIONS OF PROPOSED SECONDARY ROAD



GENERAL PLAN CONSISTENCY

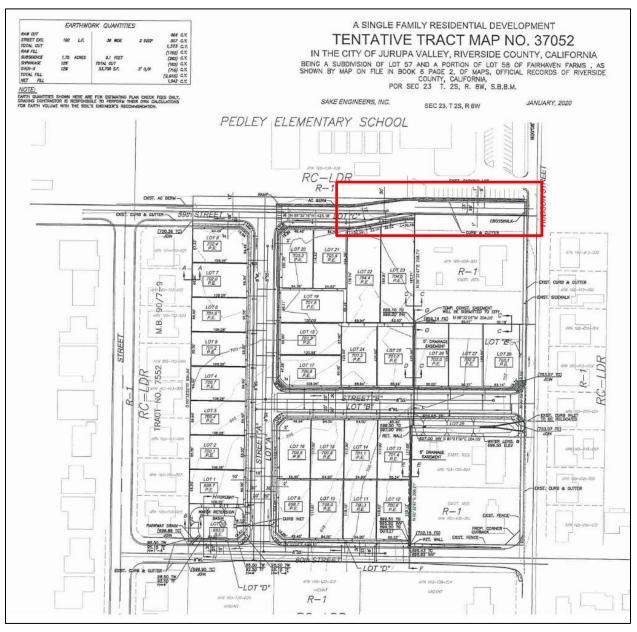
The proposed General Plan Amendment from LDR to MDR is consistent with surrounding, existing single-family neighborhoods developed under the R-1 zone development standards. R-1 allows for a minimum of 7,200 square-foot lots, 60-foot minimum average lot width, and 100-foot minimum average lot depth.

The secondary access road will improve the project's vehicular circulation and pedestrian access, and will not be physically cut off from surrounding land uses and neighborhoods. Furthermore, the revised project demonstrates consistency with following Land Use Element (LUE) Policies:

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

LUE 2.5 **Connectivity.** Integrate residential development with a continuous network of parks, open space, public areas, bicycle trails, equestrian trails, public transit routes, and pedestrian paths to connect neighborhoods and communities with key nodes. Key nodes include parks and recreation facilities, schools, town and neighborhood centers, and other in-city communities and surrounding cities and points of interest.

FIGURE TWO – TTM37052



ENVIRONMENTAL REVIEW

The City of Jurupa Valley has prepared and intends to adopt a Mitigated Negative Declaration (MND) to the MND for the Project. The document has been updated to address the addition of the secondary road through an Addendum, and does not need to be recirculated, as the revisions fall under CEQA Guidelines Section 15073.5(c).

The proposed Mitigated Negative Declaration is supported by an Initial Study that evaluated potential effects with respect to Aesthetics, Agriculture and Forest 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 proposed Mitigated Negative Declaration and Addendum determine that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made or agreed to by the Applicant. The City's decision to prepare a Mitigated Negative Declaration and Addendum should not be construed as a recommendation of either approval or denial of this Project. Staff has implemented a condition requiring that all mitigation measures of the Mitigation Monitoring and Reporting Program (MMRP) be incorporated into the Conditions of Approval.

Public Review Period

The public review period for the previously-circulated MND began on November 8, 2018 and ended on November 27, 2018. The City did not receive any comments. As stated above, the revised MND did not need to be circulated.

PUBLIC NOTICING

As required by the Jurupa Valley Municipal Code, staff provided the public hearing notice to property owners within the required 1,000-foot radius. Additionally, a legal publication was published with the Press-Enterprise.

CONCLUSION

The proposed subdivision is in conformance with the proposed General Plan Land Use designation of Medium Density Residential (MDR) and the R-1 (One (1) Family Dwellings) zone including the development standards. The project also conforms to Schedule "A" map requirements of Title 7 (Subdivisions) and with other applicable provisions of the Subdivision Map Act.

The new single-family residential development will serve to revitalize the surrounding neighborhood, and provide much needed housing to the community as well as promote an increase in property values. This project will extend 59th Street increasing the connectivity in the neighborhood and safe access to school.

The project will not be a detriment to the public health, safety and welfare as it is a residential tract within a residential neighborhood. It is compatible with the present and future logical development of the area because it is a residential tract designed similar to the existing residential lots in the neighborhood.

For these reasons and the findings in the resolution, the staff recommends approval of both entitlements for this proposed subdivision.

FINANCIAL IMPACT

There are no financial impacts associated with the applications as the Applicant has covered all associated costs for processing.

ALTERNATIVES

1. That the City Council adopt Resolution No. 2020-13, adopting a Mitigated Negative Declaration and Mitigation Monitoring And Reporting Program and approving General Plan Amendment No. 16005 to change the land use designation from LDR

to MDR and (2) adopt Resolution No. 2020-14, approving TTM37052 for a subdivision of 7.25 acres into 28 single-family lots located west of Hudson Street between 60th and 59th Streets (APN: 165-100-027) (*the recommended action*)

- 2. Deny GPA16005 and TTM37052; (No action, maintaining the status quo)
- 3. Provide alternative direction to staff.

Prepared by:

Thomas & Merul

Thomas G. Merrell, AICP Planning Director

Reviewed by:

Connie Cardenas Administrative Services Director

Submitted by:

Rod B. Butler City Manager

Reviewed by:

mahoraz

Peter M. Thorson City Attorney

ATTACHMENTS

- 1. Resolution No. 2020-13
 - a) Exhibit A: Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- 2. Resolution No. 2020-14
 - a) Exhibit A: Conditions of Approval
 - b) Exhibit B: Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- 3. November 28, 2018 Planning Commission Staff Report (without exhibits)
- 4. Excerpt of PC Minutes (11-28-18)
- 5. Excerpt of CC Minutes (1-17-19)
- 6. TTM37052

ATTACHMENT NO. 1

F

Resolution No. 2020-13

RESOLUTION NO. 2020-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION AND REPORTING PROGRAM AND MONITORING **APPROVING GENERAL PLAN AMENDMENT NO. 16005** TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 7.25 GROSS ACRES OF REAL PROPERTY LOCATED WEST OF HUDSON STREET BETWEEN 60TH AND 59TH STREETS (APN: 165-100-027) FROM LOW DENSITY RESIDENTIAL - COUNTRY **NEIGHBORHOOD** (LDR) TO MEDIUM DENSITY **RESIDENTIAL (MDR)**

THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES RESOLVE AS FOLLOWS:

<u>Section 1.</u> <u>Project</u>. Andrew Shores and Paul Talanian (collectively, the "Applicant") have applied for General Plan Amendment No. 16005 and Tentative Tract Map No. 37052 (collectively, Master Application No. 16146 or MA No. 16146) to change the land use designation of real property located west of Hudson Street between 60th and 59th Streets (APN: 165-100-027) from Low Density Residential - Country Neighborhood (LDR) to Medium Density Residential (MDR), and to permit a modified Schedule "A" subdivision of approximately 7.25 gross acres into twenty-eight (28) single-family residential lots, two (2) water retention basin lots, and three (3) lettered street lots (A-C) on real property located west of Hudson Street between 60th and 59th Streets (APN: 165-100-027) in the One (1) Family Dwellings (R-1) Zone (the "Project"). General Plan Amendment No. 16005 is the subject is this Resolution.

Section 2. General Plan Amendment.

(a) The Applicant is seeking approval of General Plan Amendment No. 16005 to redesignate 7.25 gross acres located west of Hudson Street between 60th and 59th Streets (APN: 165-100-027) from Low Density Residential - Country Neighborhood (LDR) to Medium Density Residential (MDR).

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

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

(d) Section 9.30.040.D. of the Jurupa Valley Municipal Code provides that the owner of real property, or a person authorized by the owner, seeking to change the land use

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

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

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

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

(h) Section 9.30.100.(4) of the Jurupa Valley Municipal Code provides that after closing the public hearing, the City Council shall render its decision within a reasonable time. A decision to amend the General Plan, or any part of element thereof, shall be made by resolution, which resolution shall be adopted by the affirmative vote of not less than the majority of the total membership of the City Council. The City Council may approve, modify, or disapprove the recommendation of the Planning Commission; provided, however, that any substantial modification of the Planning Commission's recommendation not previously considered by the Commission shall be referred to the Commission for its recommendation.

(i) A proposal to amend any part or element of the General Plan shall not be approved by the City Council until all procedures required by the Jurupa Valley EQA implementing procedures to approve a matter have been completed. Section 3. **Procedural Findings**. The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The application for MA No. 16146 was processed including, but not limited to, a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

On November 28, 2018, the Planning Commission of the City of Jurupa (b) Valley held a public hearing on MA No. 16146, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony, the Planning Commission closed the public hearing. Following a discussion of the Project the Planning Commission voted to: (1) recommend approval of General Plan Amendment No. 16005 by adopting Planning Commission Resolution No. 2018-11-28-03, a Resolution of the Planning Commission of the City of Jurupa Valley Recommending that the City Council of the City of Jurupa Valley Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and Approve General Plan Amendment No. 16005 to Change the Land Use Designation of Approximately 7.25 Gross Acres of Real Property Located West of Hudson Street Between 60th and 59th Streets (APN: 165-100-027) from Low Density Residential - Country Neighborhood (LDR) to Medium Density Residential (MDR); and (2) approve Tentative Tract Map No. 37052 by adopting Planning Commission Resolution No. 2018-11-28-04, a Resolution of the Planning Commission of the City of Jurupa Valley Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and Approving Tentative Tract Map No. 37052, a Schedule "A" Subdivision of Approximately 7.25 Gross Acres of Real Property Located West of Hudson Street between 60th and 59th Streets (APN: 165-100-027) into Twenty-Eight Single-Family Residential Lots.

(c) On January 17, 2019, the City Council held a public hearing on General Plan Amendment No. 16005, at which time all persons interested in the General Plan Amendment No. 16005 had the opportunity and did address the City Council on these matters. Following the receipt of public testimony the City Council voted to appeal the Planning Commission's approval of Tentative Tract Map No. 37052 and continued the public hearing to an unspecified date in order to consider General Plan Amendment No. 16005 concurrently with Tentative Tract Map No. 37052.

(d) After January 17, 2019, the applicant submitted a revised Tentative Tract Map No. 37052 showing the addition of a secondary access road.

(e) On March 19, 2020, the City Council held a public hearing on MA No. 16146, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony the City Council continued the public hearing to April 2, 2020, in order for the applicant to attend the public hearing.

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

<u>Section 4.</u> <u>California Environmental Quality Act Findings for Adoption of</u> <u>Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program</u>. The City Council of the City of Jurupa Valley hereby makes the following environmental findings and determinations in connection with the approval of the Project: (a) Pursuant to the California Environmental Quality Act ("CEQA") (Cal. Pub. Res. Code §21000 *et seq.*) and the State Guidelines (the "Guidelines") (14 Cal. Code Regs. §15000 *et seq.*), City staff prepared an Initial Study of the potential environmental effects of the approval of the Project as described in the Initial Study. Based upon the findings contained in that Study, City staff determined that, with the incorporation of mitigation measures, there was no substantial evidence that the Project could have a significant effect on the environment and a Mitigated Negative Declaration ("MND") was prepared by the City in full compliance with CEQA.

(b) Thereafter, City staff provided public notice of the public comment period and of the intent to adopt the MND as required by law. The public comment period commenced on November 8, 2018, and expired on November 27, 2018. Copies of the documents have been available for public review and inspection at City Hall, 8930 Limonite Avenue, Jurupa Valley, California 92509. The City received did not receive any comments during the public review period.

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

1) The MND was prepared in compliance with CEQA;

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

3) The MND reflects the independent judgment and analysis of the City Council.

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

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

Section 5. Findings for Approval of General Plan Amendment No. 16005. The City Council of the City of Jurupa Valley does hereby find and determine that General Plan Amendment No. 16005 should be adopted because:

(a) The proposed change in land use designation does not involve a change in or conflict with the Pedley Village Center, which General Principles include the following: Residential density should be concentrated around activity centers such as transit stops and retail centers to promote and encourage walkability; Neighborhoods should be located within a comfortable walking and biking distance to a neighborhood center with basic commercial amenities, such as shops, services and restaurants; and Strategy to attract new residents should focus on providing and maintaining high quality of life amenities, attractions, views, walkability, experience, quality schools and services;

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

proposed General Plan Amendment from LDR to MDR is consistent with the existing land use development, which is primarily single-family housing tracts developed under the R-1 (One (1) Family Dwellings) zone development standards of 7,200 square foot minimum lot area, 60 foot minimum average lot width and 100 foot minimum average lot depth;

(c) As the subject site is located adjacent to several housing tracts which have been developed within the R-1 development standards, a change of land use to MDR, which allows a density of 2 to 5 dwelling units per acre, is appropriate and consistent within the R-1 zoned area. Additionally, the subject site and general R-1 zoned area is within the Pedley Village Center (PVC) and the GPA to MDR is consistent with the General Principles within the PVC, and consistent with all other policies within the General Plan, including the Economic Sustainability Element which includes attractive residential developments and increased tax base; and

(d) Special circumstances or conditions have emerged that were unanticipated in preparing the 2017 Jurupa Valley General Plan. The City should revisit the current LDR land use designation for the R-1 zoned neighborhood in which the subject site is located. which is bounded by 58th Street to the north, Felspar Street to the west, 61st and Main Streets to the south, and Van Buren Boulevard to the east. As half of the area is developed under the development standards applicable to premises in the R-1 Zone, changing the land use designation of premises in this area to MDR would make the existing land uses consistent with a 2-5 dwelling unit per acre designation and with the requirements of the R-1 Zone.

<u>Section 6.</u> <u>Approval of General Plan Amendment No. 16005</u>. Based on the foregoing, the City Council of the City of Jurupa Valley hereby approves General Plan Amendment No. 16005 to change the land use designation of real property located west of Hudson Street between 60th and 59th Streets (APN: 165-100-027) from Low Density Residential - Country Neighborhood (LDR) to Medium Density Residential (MDR).

Section 7. <u>Certification</u>. The Planning Director shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Jurupa Valley on this 2nd day of April, 2020.

Anthony Kelly, Jr. Mayor

ATTEST:

Victoria Wasko, CMC City Clerk

CERTIFICATION

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

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2020-13 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the 2^{nd} day of April 2020 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 2nd day of April 2020.

Victoria Wasko, City Clerk City of Jurupa Valley

Exhibit A

Mitigation Monitoring and Reporting Program

Initial Study/Mitigated Negative Declaration

City of Jurupa Valley Master Application 16146

General Plan Amendment No. 16005 Tentative Tract Map No. 37052



City of Jurupa Valley 8930 Limonite Avenue Jurupa Valley, CA 92509 Contact: Chris Mallec, Associate Planner (951) 332-6464 <u>cmallec@jurupavalley.org</u>

Applicant:

Paul Talanian & Andrew Shores 212 Carral Canal Venice, CA 90219 949-581-6704

Revised February 20, 2020

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MASTER APPLICATION 16146 SUMMARY

General Plan Amendment (GPA) 16005: Amend the City of Jurupa Valley General Plan Land Use Map from LDR (Low Density Residential – Country Neighborhood: ½ acre lots) to MDR (Medium Density Residential up to 5 dwelling units per acre)

Tentative Tract Map (TTM) 37052: Subdivide an existing 7.25 acre vacant lot into 28 residential lots averaging 7,793 square feet.

1.0. INTRODUCTION

1.1 Purpose of an Initial Study

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

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

1.2 Purpose of a Mitigated Negative Declaration

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

1.3 Initial Study/Mitigated Negative Declaration Document

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

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

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) Organizations and individuals who have previously requested such notice in writing to the City of Jurupa Valley;
- 2) Responsible and trustee agencies (public agencies that have a level of discretionary approval over some component of the proposed Project); and
- 3) The Riverside County Clerk.

The Notice of Intent also was noticed to the general public in the *Riverside Press-Enterprise*, which is a primary newspaper of circulation in the areas affected by the Project.

The Notice of Intent identifies the location(s) where the Initial Study/Mitigated Negative Declaration and its associated Mitigation Monitoring Reporting Program and technical reports are

MA 16146 Initial Study/Mitigated Negative Declaration February 20, 2020

available for public review. During the 20-day public review period, comments on the adequacy of the Initial Study/Mitigated Negative Declaration document may be submitted to the City of Jurupa Valley Planning Department.

Following the 20-day public review period, the City of Jurupa Valley Planning Department will review any comment letters received during to determine whether any substantive comments were provided that may warrant revisions or recirculation to the Initial Study/Mitigated Negative Declaration document. If recirculation is not required (as defined by CEQA Guidelines §15073.5(b)), written and/or oral responses will be provided to the City of Jurupa Valley Planning Commission and City Council for review as part of their deliberations concerning the Project.

For this Project, the Jurupa Valley City Council has exclusive authority to approve, conditionally approve, or deny the Project. Accordingly, public hearings will be held before the Jurupa Valley City Council to consider the proposed Project and the adequacy of this Initial Study/Mitigated Negative Declaration. At the conclusion of the public hearing process, the City Council will take action to approve, conditionally approve, or deny the proposed Project. If approved, the City Council will adopt findings relative to the Project's environmental effects as disclosed in the Initial Study/Mitigated Negative Declaration and a Notice of Determination will be filed with the Riverside County Clerk.

1.5 Initial Study /Mitigated Negative Declaration Findings and Conclusions

Section 3.0 of this document contains the Environmental Checklist/Initial Study that was prepared for the proposed Project pursuant to CEQA and City of Jurupa Valley requirements. The conclusions of the Initial Study determined that the environmental factors marked with an "X" below would be potentially affected by this Project and thus require mitigation to reduce impacts to "less than significant" as indicated by the checklist on the following pages.

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

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

2.0 PROJECT BACKGROUND

2.1 **Project Update:**

On November 28, 2018, the Planning Commission held a public hearing and, on a 4-0 vote, took the following actions:

(1) Adopted Planning Commission Resolution No. 2018-11-28-03, recommending that the City Council (1) adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and (2) approve General Plan Amendment (GPA) No. 16005; and

(2) Adopted Planning Commission Resolution No. 2018-11-28-04, (1) adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and (2) approving Tentative Tract Map No. 37052, authorizing the subdivision of a 7.25-acre property into 28 residential lots, averaging 7,793 square feet, for the development of future single-family homes.

On January 17, 2019, the City Council voted to continue the public hearing to a later date and appeal the Planning Commission's approval of Tentative Tract Map (TTM) No. 37052. At issue was a concern with the traffic circulation of the project. The Project is now proposing to extend 59th Street to connect to Hudson Street instead of terminating in a cul-de-sac as previously designed.

2.2 Recirculation of the Initial Study/Mitigated Negative Declaration

CEQA Guidelines Section 15073.5 states in part:

"RECIRCULATION OF A MITIGATED NEGATIVE DECLARATION PRIOR TO ADOPTION."

(a) A lead agency is required to recirculate a negative declaration when the document must be substantially revised after public notice of its availability has previously been given pursuant to Section 15072, but prior to its adoption. Notice of recirculation shall comply with Sections 15072 and 15073.

(b) A "substantial revision" of the negative declaration shall mean:

(1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or

(2) The lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required.

(c) Recirculation is not required under the following circumstances:

(1) Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.

(2) New project revisions are added in response to written or verbal comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects.

(3) Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.

(4) New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration."

As noted above, the Project is now proposing to extend 59th Street to connect to Hudson Street instead of terminating in a cul-de-sac as previously designed. The area of the proposed extension is a 33-foot wide dirt path with a driveway access off Hudson Avenue and is located between Pedley Elementary School and a single-family residence. The surface of this area has been heavily disturbed and compacted by vehicle travel.

In addition, the Initial Study/Mitigated Negative Declaration has been updated to include an analysis for Energy and Wildfire as required by the 2010 updates to the CEQA Guidelines.

The proposed change to the Project is minor in nature and does not meet the criteria for recirculating the Initial Study/Mitigated Negative Declaration as described above. All of the Plans, Policies, Programs (PPP) and Mitigation Measures (MM) identified in this Initial Study/Mitigated Negative Declaration still apply to the Project including the area for the extension of 59th Street.

Therefore, recirculation is not required pursuant to CEQA Guidelines Section 15073.5.

2.3 **Project Location**

The City of Jurupa Valley covers approximately 43.5 square miles within the County of Riverside. The City is bordered by the City of Fontana and County of San Bernardino to the north, City of Norco to the south, City of Eastvale to the west, and City of Riverside and County of San Bernardino to the east. Specifically, the Project is located on the west side of Hudson Street between 59th and 60th Streets (Refer to Exhibit 1).

The Project site is identified by the following Assessor Parcel Number: 165-100-027 and a portion of 165-100-030.

2.4 **Project Description**

The Project Applicant, Paul Talanian and Andrew Shores, submitted the following applications to the City of Jurupa Valley, which comprise the proposed Project: General Plan Amendment (GPA) No. 16005 and Tentative Tract Map (TTM) No. 37052. The City of Jurupa Valley also refers to these applications as Master Application (MA) No. 16146. The Project's application materials are on file with the City of Jurupa Valley Planning Department, 8930 Limonite Avenue, Jurupa Valley, CA 92509 and are hereby incorporated by reference.

A. General Plan Amendment (GPA) No. 16005: Amend the City of Jurupa Valley General Plan Land Use Map from LDR (Low Density Residential – Country Neighborhood: ½ acre lots) to MDR (Medium Density Residential up to 5 dwelling units per acre).

.

B. Tentative Tract Map No. 37052: Subdivide an existing 7.25 acre vacant lot into 28 residential lots averaging 7,793 square feet.

<u>Street Improvements</u>

- Hudson Street will be improved to provide intersection improvements at Proposed Street B.
- 59th Street will be improved with 2 travels lanes, curb, gutter, sidewalk, and a landscaped parkway adjacent to the Project site. 59th Street will also be extended to connect to Hudson Street via a 33-foot wide paved roadway.
- 60th Street will be improved with 2 travels lanes, curb, gutter, sidewalk, and a landscaped parkway adjacent to the Project site.

Drainage Improvements

Drainage will flow from the interior streets where it will be captured in the water quality basin located on the southside of proposed Street B where it intersects with Hudson Street.

Sewer and Water Improvements

8-inch sewer lines will be constructed in 60th Street, proposed Street A, and proposed Street B to connect to existing facilities.

8-inch water lines will be constructed in 60th Street, proposed Street A, and proposed Street B to connect to existing facilities.

Construction Duration

Project construction is anticipated to occur over a 10-month period.

2.5 Existing Site Conditions/Environmental Setting

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "...the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced..." (CEQA Guidelines §15125[a]). A Notice of Preparation was not required at the time the Initial Study Checklist was commenced. Thus the environmental setting for the Project is the approximate date that the Project's Initial Study Checklist commenced in August, 2016.

The site is undeveloped and highly disturbed. Historically, the site was utilized for agriculture purposes. Currently, the site is routinely subjected to weed abatement activities, as evidenced by the discing observed onsite and in historical aerial imagery. Pedestrian footpaths and vehicular dirt access roads crisscross the Project site. Trash and debris piles resulting from illegal dumping are scattered throughout the site, most notably at the northeastern corner of the Project site in the form of evenly spaced debris piles.

The topography of the Project site is relatively flat with slight, hilly undulations. The site slopes gently to the southwest. The general elevation of the site ranges from approximately 695 to 705 feet above mean sea level.

Vegetation was dominated by non-native species including Russian thistle (Salsola tragus), dry bromegrasses (Bromus sp.), and Bermuda grass (Cynodon dactylon). Common sunflower (Helianthus annuus), a native species, was also a dominant species observed onsite. Trees observed onsite are non-native and include Mexican palo verde (Parkinsonia aculeata), Chinese elm (Ulmus parvifolia), and eucalyptus (Eucalyptus sp.).

Existing and surrounding land uses are shown in Table 1.

Location	Existing Use
Site	Vacant land.
North	59 th Street with Pedley Elementary School further to the north.
South	Vacant land and single-family homes.
East	Hudson Street with single-family homes further to the east.
West	Single-family homes.
Source: Field Inspection, February,	2018

Table 1. Existing and Surrounding Land Uses

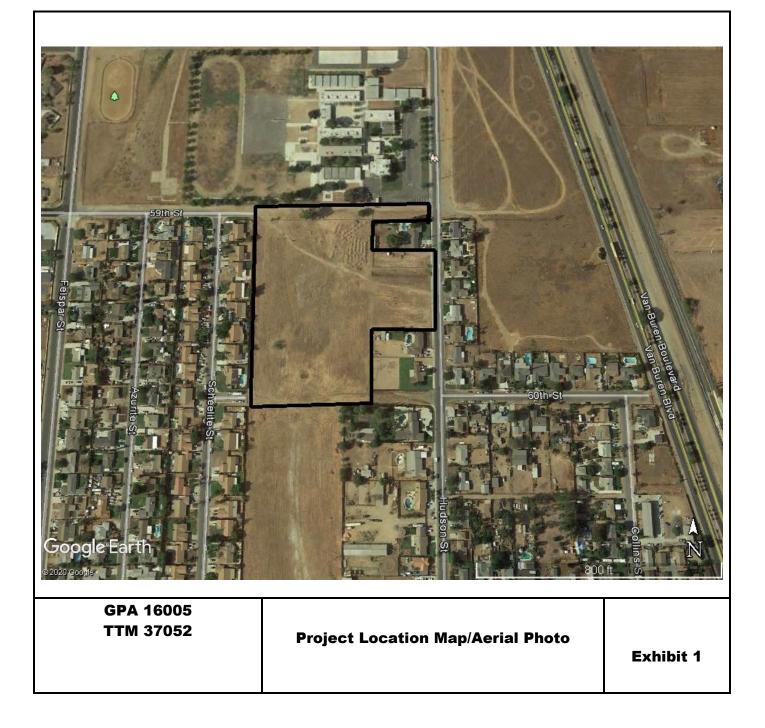
2.6 Existing General Plan Land Use Designations and Zoning Classifications

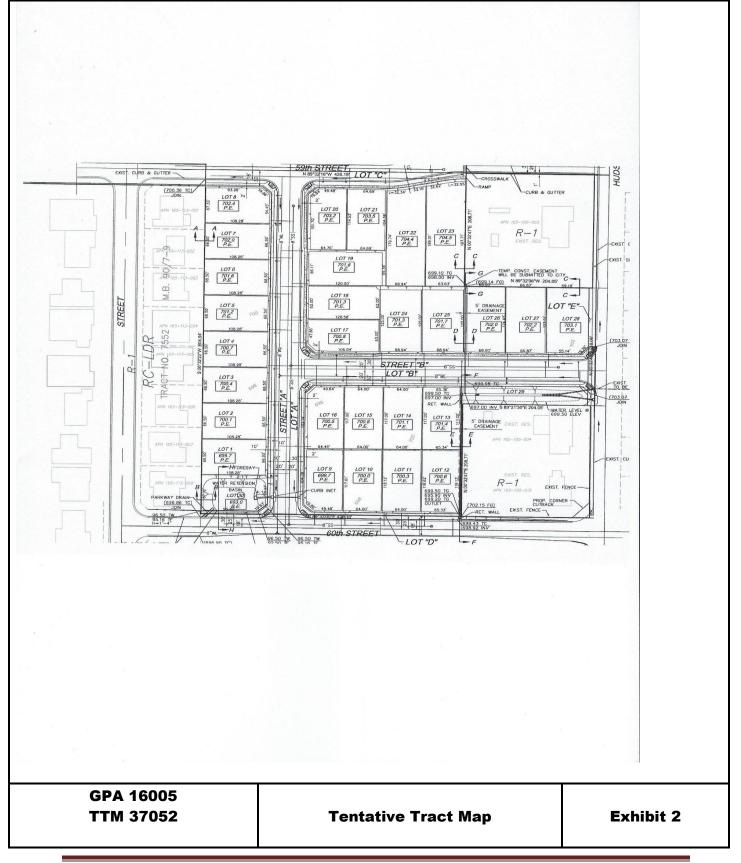
The City Council adopted the City of Jurupa Valley's first locally prepared General Plan on September 7, 2017. The 2017 General Plan is the primary tool to guide the development and character of Jurupa Valley for the next five to ten years.

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

Location	General Plan Designation	Zoning Classification
Site	Country Neighborhood (LDR) 2 dwellings per acre	R-1 (One-Family Dwellings)
North	Country Neighborhood (LDR) 2 dwellings per acre	R-1 (One-Family Dwellings)
South	Country Neighborhood (LDR) 2 dwellings per acre	R-1 (One-Family Dwellings)
East	Country Neighborhood (LDR) 2 dwellings per acre	R-1 (One-Family Dwellings)
West	Country Neighborhood (LDR) 2 dwellings per acre	R-1 (One-Family Dwellings)
Sources: City of	Jurupa Valley-General Plan Land Use Map March 2018, C	ity of Jurupa Valley Zoning Map March 2018

Table 2. Existing and Surrounding General Plan Designations and Zoning Classifications





Project Background

3.0 INITIAL STUDY CHECKLIST

Evaluation Format

This Initial Study Checklist has been prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. The Project is evaluated based on its potential effect on eighteen (18) environmental factors categorized as follows, as well as Mandatory Findings of Significance:

- 1. Aesthetics
- 2. Agriculture & Forestry Resources
- 3. Air Quality
- 4. Biological Resources
- 5. Cultural Resources
- 6. Energy
- 7. Geology & Soils
- 8. Greenhouse Gas Emissions
- 9. Hazards & Hazardous Materials
- 10. Hydrology & Water Quality

- 11. Land Use & Planning
- 12. Mineral Resources
- 13. Noise
- 14. Population & Housing
- 15. Public Services
- 16. Recreation
- 17. Transportation
- 18. Tribal Cultural Resources
- 19. Utilities and Service Systems
- 20. Wildfire
- 21. Mandatory Findings of Significance

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

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

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

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

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

- **Plans, Policies, Programs (PPP)** These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduce environmental impacts.
- **Project Design Features (PDF)** These measures include features proposed by the Project that are already incorporated into the Project's design and are specifically intended to reduce or avoid impacts (e.g., water quality treatment basins).
- **Mitigation Measures (MM)** These measures include requirements that are imposed where the impact analysis determines that implementation of the proposed Project would result in significant impacts. Mitigation measures are proposed to reduce impacts to less than significant levels in accordance with the requirements of *CEQA*.

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

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

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

Environmental Factors Requiting Mitigation

The environmental factors marked with an "X" below would be potentially affected by this Project and thus require mitigation to reduce impacts to "less than significant" as indicated by the checklist on the following pages.

	Aesthetics			Agriculture and Forestry Resources		Air Quality
\boxtimes	Biological Resource	es	\square	Cultural Resources		Energy
\square	Geology and Soils			Greenhouse Gas Emissions		Hazards and Hazardous Materials
	Hydrology and Quality	Water		Land Use and Planning		Mineral Resources
\boxtimes	Noise			Population and Housing		Public Services
	Recreation			Transportation	\boxtimes	Tribal Cultural Resources
\boxtimes	Utilities and Systems	Service		Wildfire	\boxtimes	Mandatory Findings of Significance

Determination

On the basis of this initial evaluation:

I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be recommended for adoption.

I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project Applicant. A MITIGATED NEGATIVE DECLARATION will be recommended for adoption.

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

I find that the proposal MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed Project could have a significant effect on type environment, because all potgentially significnat effect (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures are are imposed upon the proposed Project, nothing further is required.

Thomas S. Merrill

Signature

Thomas G. Merrell, AICP, Planning Director Printed Name/Title City of Jurupa Valley

Agency

February 20, 2020

Date



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Appendices (Under Separate Cover or on Compact Disk)

- Appendix A. *Air Quality & Greenhouse Gas Emission Analysis*, Yorke Engineering, LLC, October 4, 2017.
- Appendix B. *Habitat Assessment and MSHCP Consistency Analysis*, Riverside Biological, Inc., October, 2017.
- Appendix C. Burrowing Owl Survey, Riverside Biological, Inc., June 22, 2018.
- Appendix D. *Eastern Information Center Records Search,* Eastern Information Center, September 28, 2017.
- Appendix E. *Preliminary Geotechnical Investigation*, Soils and Geology Group, August 3, 2017.
- Appendix F. Phase I Environmental Site Assessment, Priority 1 Environmental, June 8, 2018.
- Appendix G. *Soil Sampling Report*, GSA Engineering Inc., August 15, 2018.
- Appendix H. Airport Land Use Commission (ALUC) Development Review-Director's Determination, June 29, 2017.
- Appendix I. *Hydrology and Hydraulic Report*, Sake Engineering, Inc., September 2017.
- Appendix J. *Traffic Impact Study*, KOA Corporation, April 5, 2018.
- Appendix K. *Water and Sewer Availability for Tract 37052*, Jurupa Community Services District, March 28, 2017.

3.1 **AESTHETICS**

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

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

Determination: Less Than Significant Impact.

Sources: General Plan, Google Earth, Project Application Materials.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 3.1-1 As required by Municipal Code Section 9.55.020(1) (1) building height shall not exceed three (3) stories, with a maximum height of forty (40) feet.

Project Design Features (PDF)

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

According to the *General Plan*, scenic vistas are points or corridors that are accessible to the public and that provide a view of scenic areas and/or landscapes. According to *General Plan Figure 4-23*, the Project site is not adjacent to a scenic corridor.

A scenic vista in the Project vicinity is the Santa Ana River located approximately 4,000 feet to the south of the Project site. The elevation at the Project site is approximately 695 to 705 feet above mean sea level. The elevation of the Santa Ana River south of the Project site ranges in elevation from approximately 664 to 724 feet above mean sea level. Because the elevations between the Project site and the Santa Ana River are similar and because of the intervening development

between the Project site and the Santa Ana River, the Project site does not provide a public view of the Santa Ana River. As such, the Project would not block or completely obstruct views from surrounding public vantage points to the Santa Ana River.

Based on the analysis above, impacts to scenic vistas would be less than significant.

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

Determination: No Impact.

Sources: California Department of Transportation "Scenic Highway Program Eligible and Officially Designated Routes," General Plan, General Plan Figure 4.23, Google Earth.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

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

According to the California Department of Transportation, the Project site is not located within a State Scenic Highway. In addition, according to *General Plan Figure 4-23*, the Project site is not adjacent to a scenic corridor. As such, there is no impact.

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

Determination: Less Than Significant Impact.

Sources: Project Application Materials, Google Earth.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Construction Impacts

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

Operational Impacts

The visual character of the Project site would change from disturbed, vacant land to a 28 lot subdivision for construction of single-family residences. A project is generally considered to have a significant impact on visual character if it substantially changes the character of the project site such that it becomes visually incompatible or visually unexpected when viewed in the context of its surroundings.

The Project site is approximately 7.25 gross acres in size and is located in an area largely characterized by residential development and vacant land. To the north is 59th Street with Pedley Elementary School further to the north, to the south is vacant land and single-family homes, to the east is Hudson Street with single-family homes further to the east, and to the west are single-family homes. The construction of single-family homes is consistent with the character of the development in the immediate vicinity of the Project site.

In addition, the development with single-family residences has been anticipated for the Project site by the *General Plan*.

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

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

Determination: Less Than Significant Impact.

Sources: Project Application Materials.

Impact Analysis

Plans, Policies, or Programs (PPP)

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 3.1-2 As required by *General Plan* Policy COS 10.1, require outdoor lighting to be shielded and prohibit outdoor lighting that:
 - 1. Operates at unnecessary locations, levels, and times.
 - 2. Spills onto areas off-site or to areas not needing or wanting illumination.
 - 3. Produces glare (intense line-of-site contrast).
 - 4. Includes lighting frequencies (colors) that interfere with astronomical viewing.

Project Design Features (PDF)

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

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 future residential structures and street lighting. With implementation of PPP 3.1-3, impacts relating to lighting would be less than significant.

The primary exterior of the proposed homes would be constructed of stucco which is not a reflective surface. As such, impacts relating to glare would be less than significant.

3.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
	Convert Prime Farmland, Unique Farmland, or Garmland of Statewide Importance (Farmland),				
a F tl	s shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of he California Resources Agency, to non- gricultural use?				
	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				
ro R (a 4 P so	Conflict with existing zoning for, or cause ezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland as defined by Public Resources Code section 2526), or timberland zoned Timberland Production (as defined by Government Code ection 51104(g))?				
	Result in the loss of forest land or conversion of orest land to non-forest use?				
e n to	nvolve other changes in the existing nvironment which, due to their location or lature, could result in conversion of Farmland, o non-agricultural use or conversion of forest and to non-forest use?				

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

Determination: No Impact

Sources: California Department of Conservation "Farmland Mapping and Monitoring Program.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

The site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program. As such, the Project has no potential to convert such lands to a non-agricultural use and no impact would occur.

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

Determination: No Impact.

Sources: General Plan Land Use Map, Zoning Map.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

<u>Agricultural Zoning</u>

The Project site currently has a zoning classification of R-1 (One-Family Dwellings which allows single-family detached housing with a minimum lot size of 7,200 square feet. The R-1 Zone is not considered a primary agricultural zone. As such, the Project would not conflict with existing zoning for agricultural use if the change of zone were approved.

<u>Williamson Act</u>

Pursuant to the California Land Conservation Act of 1965, a Williamson Act Contract enables private landowners to voluntarily enter into contracts with local governments for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive lower property tax assessments based upon farming and open space uses as opposed to full

market value. According to the Riverside County Map My County webiste, the site is not under a Williamson Act Contract. As such, there is no impact.

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

Determination: No Impact.

Sources: General Plan Land Use Map, Zoning Map.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

The Project site currently has a zoning classification of R-1 (One-Family Dwellings) which allows single-family detached housing with a minimum lot size of 7,200 square feet. The Project site does not contain any forest lands, timberland, or timberland zoned as Timberland Production, nor are any forest lands or timberlands located on or nearby the Project site. Because no lands on the Project site are zoned for forestland or timberland, the Project has no potential to impact such zoning. Therefore, no impact would occur.

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

Determination: No Impact. *Source: Field Survey.*

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

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

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

Determination: No Impact.

Sources: California Department of Conservation, Biological Resources Assessment and MSHCP Consistency Analysis (Appendix B).

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

The Farmland Mapping and Monitoring Program classify portions of the Project site as "Other Lands" and "Urban Built-Up Land." According to the Farmland Mapping and Monitoring Program, "Other Lands" are defined as "Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land." "Urban Built-Up Land" is defined as "Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, institutional, public administrative purposes, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes."

The Project site is approximately 7.25 gross acres in size and is located in an area largely characterized by residential development and vacant land. To the north is 59th Street with Pedley Elementary School further to the north, to the south is vacant land and single-family homes, to the east is Hudson Street with single-family homes further to the east, and to the west are single-family homes. In addition, the Project site is planned for residential uses by the *General Plan* and this type of development has been anticipated for the Project site.

Based on the analysis above, the Project would not result in conversion of Farmland to non-agricultural use and no impacts would occur.

3.3 AIR QUALITY

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

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

Determination: Less Than Significant Impact.

Source: Air Quality & Greenhouse Gas Emission Analysis (Appendix A), SCAQMD Air Quality Handbook.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Federal Air Quality Standards

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

• Ozone (8-hour standard)

- Respirable Particulate Matter (PM10)
- Fine Particulate Matter (PM2.5)
- Carbon Monoxide (CO)
- Nitrogen Dioxide (NOx)
- Sulphur Dioxide (SO₂), and
- Lead.

State Air Quality Standards

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

- Ozone (1-hour standard)
- Ozone (8-hour standard)
- Respirable Particulate Matter (PM10)
- Fine Particulate Matter (PM2.5)
- Carbon Monoxide (CO)
- Nitrogen Dioxide (NOx)
- Sulphur Dioxide (SO₂), and
- Lead

Regional Air Quality Standards

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

Attainment Designation

An "attainment" designation for an area signifies that criteria pollutant concentrations did not exceed the established standard. In contrast to attainment, a "nonattainment" designation indicates that a criteria pollutant concentration has exceeded the established standard.

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

Criteria Pollutant	State Designation	Federal Designation
Ozone – 1 hour standard	Nonattainment	No Standard
Ozone – 8 hour standard	Nonattainment	Nonattainment
Respirable Particulate Matter (PM10)	Nonattainment	Attainment
Fine Particulate Matter (PM2.5)	Nonattainment	Nonattainment
Carbon Monoxide (CO)	Attainment	Attainment

Table 3. Attainment Status of Criteria Pollutants in the South Coast Air Basin.

Criteria Pollutant	State Designation	Federal Designation
Nitrogen Dioxide (N0x)	Attainment	Attainment
Sulfur Dioxide (SO2)	Attainment	Attainment
Lead	Attainment	Attainment
Source: California Air Resources Board, 2015	•	

<u>Air Quality Management Plan</u>

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 *2016 Air Quality Management Plan* and it is applicable to City of Jurupa Valley. The purpose of the *2016 Air Quality Management Plan* is to achieve and maintain both the national and state ambient air quality standards.

In order to determine if a project is consistent with the *2016 Air Quality Management Plan*, the South Coast Air Quality Management District has established consistency criterion which are defined in Chapter 12, Sections 12.2 and 12.3 of the South Coast Air Quality Management District's *CEQA Air Quality Handbook* and are discussed below.

Consistency Criterion No. 1: The proposed project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the 2016 Air Quality Management Plan.

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards and National Ambient Air Quality Standards. As evaluated under Issues 3.3 (b), (c), and (d) below, the Project would not exceed regional or localized significance thresholds for any criteria pollutant during construction or during long-term operation. Accordingly, the Project's regional and localized emissions would not contribute substantially to an existing or potential future air quality violation or delay the attainment of air quality standards.

Consistency Criterion No. 2: The proposed project will not exceed the assumptions in the 2016 Air Quality Management Plan.

The *2016 Air Quality Management Plan* demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP.

The *General Plan* Land Use Designation currently assigned to the Project is LDR (Low Density Residential – Country Neighborhood: ½ acre lots) which would allow up to 14 dwelling units to be constructed on the Project site. The Project is proposing to amend the *General Plan* Land Use Map to Medium Density Residential (MDR) in order to develop 28 dwelling units. The future emission forecasts contained in the *2016 Air Quality Management Plan* are primarily based on demographic

and economic growth projections provided by the Southern California Association of Governments. The Project was planned for residential development with a density of up to 2 dwelling units per acre at the time the *2016 Air Quality Management Plan* adopted. The proposed *General Plan* amendment will allow 28 units, which is an increase of 14 dwelling units. Because the development of 28 dwelling units will not result in significant air quality impacts ass shown in the analysis under Issue 3.3 (b) below, the additional 14 dwelling units will not exceed the growth forecast estimates used in the *2016 Air Quality Management Plan* from an air quality emissions perspective and impacts are less than significant.

For the reasons stated above, the Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, delay the timely attainment of air quality standards or the interim emissions reductions specified in the 2016 Air Quality Management Plan. In addition, the Project would not exceed the growth assumptions in the 2016 Air Quality Management Plan. As such, the Project would be consistent with the 2016 Air Quality Management Plan and impacts would be less than significant and no mitigation measures are required.

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

Determination: Less Than Significant Impact.

Source: Air Quality & Greenhouse Gas Impact Analysis (Appendix A),

Impact Analysis

Plans, Policies, or Programs (PPP)

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

- PPP 3.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, *"Fugitive Dust."* Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads. Measures listed below (or equivalent language) shall appear on all Project grading plans, construction specifications and bid documents, and the City shall ensure such language is incorporated prior to issuance of any grading permits:
 - "All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions."
 - "The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day."

- "The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less."
- PPP 3.3-2 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 3.3-3 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. The measure listed below (or equivalent language) shall appear on all Project grading plans, construction specifications and bid documents, and the City shall ensure such language is incorporated prior to issuance of any building permits:
 - "In order to limit the VOC content of architectural coatings used in the SCAB, architectural coatings shall be no more than a low VOC default level of 50 g/L unless otherwise specified in the SCAQMD Table of Standards (pg. 32-33)."
- PPP 3.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 "*PM*¹⁰ Emissions from Paved and Unpaved Roads and Livestock Operations" and Rule 1186.1, "Less-Polluting Street Sweepers." Adherence to Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.

<u>Project Design Features (PDF)</u>

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

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

The South Coast Air Quality Management District has developed regional and localized significance thresholds for regulated pollutants. Any project in the South Coast Air Basin with daily emissions that exceed any of the indicated regional or localized significance thresholds would be considered to contribute to a projected air quality violation. The Project's regional and localized air quality impacts are discussed below.

Regional Impact Analysis

As with any new development project, the Project has the potential to generate pollutant concentrations during both construction activities and long-term operation. The following provides an analysis based on the applicable regional significance thresholds established by the South Coast

Air Quality Management District in order to meet national and state air quality standards which are shown in Table 4 below.

Pollutant	Emissions (Construction) (pounds/day)	Emissions (Operational) (pounds/day)
NOx	100	55
VOC	75	55
PM10	150	150
PM2.5	55	55
SOx	150	150
СО	550	550
Lead	3	3
Source: South Coast Air Quality Management Dist	rict CEQA Air Quality Significance T	hresholds (2009)

Table 4. South Coast Air Quality Management District Air Quality Regional Significance Thresholds

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 Related Impacts

Short-term criteria pollutant emissions will occur during site grading, building construction, paving, and architectural coating activities. Emissions will occur from use of equipment, worker, vendor, and hauling trips, and disturbance of onsite soils (fugitive dust).

Table 5 describes the type of typical construction equipment used for the Project of this size.

Construction Phase	Equipment Type	Equipment Unit Amount	Hours Per Day Used
Site Preparation	Rubber Tired Dozers	3	8
	Tractors/Loaders/Backhoes	4	8
Grading	Excavators	1	8
	Graders	1	8
	Rubber Tired Dozers	1	8
	Tractors/Loaders/Backhoes	3	8
Building Construction Cranes		1	7
	Forklifts	3	8

Table F Constant of Family and has Dhara

Construction Phase	Equipment Type	Equipment Unit Amount	Hours Per Day Used
	Generator Sets	1	8
	Tractors/Loaders/Backhoes	1	7
	Welders	1	8
Paving	Cement and Mortar Mixers	2	6
	Pavers	2	8
	Paving Equipment	2	6
	Rollers	2	6
	Tractors/Loaders/Backhoes	1	8
Architectural Coating	Air Compressors	1	6
Source: CalEEMod.			

The estimated maximum regional daily construction emissions are summarized in Table 6 below.

Criteria Pollutants	Unmitigated lbs/day	Mitigated lbs/day	Threshold lbs/day	Significant?
ROG (VOC)	19.4	19.4	75	No
NOx	52.4	52.4	100	No
СО	25.8	25.8	550	No
SOx	0.1	0.0	150	No
Total PM10	21.2	11.2	150	No
Total PM2.5	12.6	7.2	55	No
Source: Air Quality and	Greenhouse Gas Emissions	Analysis (Appendix A)		

Table 6. Maximum Regional Daily Construction Emissions (lbs/day)

As shown in Table 6, with implementation of PPP 3.3-1 through PPP 3.3-4, emissions resulting from PM₁₀ and PM_{2.5} would be reduced (i.e. "mitigated") and overall emissions from Project construction would not exceed numerical thresholds established by the SCAQMD and therefore no mitigation is required.

Long-Term Regional Operation Related Impacts

Long-term criteria air pollutant emissions will result from the operation of the proposed Project. 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. 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 Project. Energy demand emissions result from use of electricity and natural gas.

The results of the CalEEMod model for summer and winter operation of the Project are summarized in Table 7 below (Maximum Operational Daily Emissions). Based on the results of the model, operational emissions associated with operation the Project will not exceed the thresholds established by SCAQMD.

Criteria Pollutants	Unmitigated lbs/day	Mitigated lbs/day	Threshold lbs/day	Significant?
ROG (VOC)	9.7	9.7	55	No
NOx	4.2	4.1	55	No
CO	25.8	25.8	550	No
SOx	0.1	0.1	150	No
Total PM10	4.4	4.4	150	No
Total PM2.5	2.8	2.8	55	No
Source: Air Quality and	Greenhouse Gas Emissions	Analysis (Appendix A)		

Table 7. Maximum Regional Operational Daily Emissions (lbs/day)

As shown in Table 7, with implementation of PPP 3.3-1 through PPP 3.3-4, emissions resulting from NOx would be reduced (i.e. "mitigated") and overall emissions from Project construction would not exceed numerical thresholds established by the SCAQMD and therefore no mitigation is required.

Based on the analysis above, regional air quality impacts for operational emissions would be less than significant and no mitigation measures are required.

Localized Impact Analysis

As part of the South Coast Air Quality Management District's environmental justice program, attention has been focusing more on the localized effects of air quality. Although the region may be in attainment for a particular criteria pollutant, localized emissions from construction and operational activities coupled with ambient pollutant levels can cause localized increases in criteria pollutant that exceed national and/or State air quality standards. The South Coast Air Quality Management District has established Localized Significance Thresholds (LST) which were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities.

Localized Significance Thresholds are only applicable to the following criteria pollutants: oxides of nitrogen (NOx), carbon monoxide (CO), particulate matter less than 10 microns in aerodynamic diameter (PM10) and particulate matter less than 2.5 microns in aerodynamic diameter (PM2.5). Localized Significance Threshold's represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable national or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

Construction localized impacts were evaluated pursuant to the South Coast Air Quality Management District's *Final Localized Significance Thresholds Methodology*. This methodology provides screening tables for one through five acre project construction scenarios, depending on the amount of site disturbance during a day. Maximum daily oxides of nitrogen (NO_X), carbon monoxide (CO), and particulate matter (PM_{10} and $PM_{2.5}$) emissions will occur during construction of the Project, grading of the Project site, and paving of streets and driveways. Tables 8 below summarize on-site emissions as compared to the local screening thresholds established for Source Receptor Area (SRA) 23 (Metropolitan Riverside/Mira Loma).

For most land use projects, the highest daily emission rates occur during the site preparation and grading phases of construction – due to the use of heavy earthmoving equipment. Since land use

operational emissions – mainly from associated traffic – are dispersed over a wide area, localized impacts from project operation are substantially lower than during project construction. The proposed Project site is 7.25 acres in source-receptor area zone 23 – Metropolitan Riverside County. The peak daily soil disturbance occurs during the site preparation phase, and equates to a maximum soil disturbance of 5 acres on any given day. Thus, the 5-acre screening lookup tables were used to evaluate NOx, CO, PM10, and PM2.5 impacts on nearby receptors at the closest, most conservative, distance of 25 meters for construction as shown on Table 8 below.

Criteria Pollutants	Emissions lbs/day	Threshold	Significant?
NOx	52.4	270	No
CO	24.5	1,577	No
PM10	11.2	13	No
PM2.5	7.2	8	No

Table 8. Maximum LST Emissions (lbs/day)
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Source: Air Quality and Greenhouse Gas Emissions Analysis (Appendix A)

CO Hot Spots

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

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

Determination: Less Than Significant Impact.

Source: Source: Air Quality & Greenhouse Gas Impact Study (Appendix A),

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:

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

(Refer to PPP 3.3.1 through PPP 3.3-4 under Issue 3.3(b) above).

Project Design Features (PDF)

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

According to the SCAQMD, individual projects that do not generate operational or construction emissions that exceed the SCAQMD's recommended daily thresholds for project specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable.

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

Based on the analysis above, impacts would be less than significant.

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

Determination: Less Than Significant Impact.

Sources: Source: Air Quality & Greenhouse Gas Impact Study (Appendix A).

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 3.3.1 through PPP 3.3-4 under Issue 3.3(b) above). *Project Design Features (PDF)*

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

Sensitive Receptors

Sensitive receptors (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effects of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. The closest sensitive receptors would be the Pedley Elementary School to the north, and the single-family homes to the east, west, and south of the Project site.

Localized Impacts

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

Toxic Air Contaminants (TAC)

As determined in the *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal. 4th 369 (CBIA) case the California Supreme Court determined that CEQA does not generally require an analysis of impacts of the existing environmental conditions on the future residents of a proposed project and generally only requires an analysis of the proposed project's impact on the environment. However, the CBIA case also stated that when a proposed project brings development and people into an area already subject to specific hazards and the new development/people exacerbate the existing hazards, then CEQA requires an analysis of the hazards and the proposed project's effect in terms of increasing the risks related to those hazards.

In regard to air quality hazards, Toxic Air Contaminants (TACs) are defined as substances that may cause or contribute to an increase in deaths or in serious illness or that may pose a present or potential hazard to human health. As such, if a proposed project would not exacerbate pre-existing hazards (e.g., TAC health risks) then an analysis of those hazards and the proposed project's effect on increasing those hazards is not required. The existing conditions on the project site only include vacant land that does not contain any operational land uses that emit TACs.

During construction, diesel particulate matter (DPM) emissions from heavy equipment use and heavy-duty trucks and would temporarily add to the health risk from DPM in the Project area that is primarily a result from heavy-duty trucks operating on Limonite, near the Project site. Heavy-duty construction equipment is subject to an ARB Airborne Toxics Control Measure for in-use diesel construction equipment to reduce diesel particulate emissions. As described above for the LST analysis, PM₁₀ (representative of DPM, which is a TAC) emissions and exposure would be minimal and below the SCAQMD LSTs.

The nearest sensitive receptors to the Project site are the Pedley Elementary School located to the north and the single-family homes located to the east, west, and south of the Project site. According to the Office of Environmental Health Hazard Assessment, health risks should be based on a 70-year exposure period for the maximally exposed individual resident; however, such assessments should be limited to the period/duration of activities associated with the Project. Since the proposed Project involves phased construction activities in many areas across the Project site, the exposure of any proximate individual sensitive receptor to TACs would be limited. Due to the temporary nature of construction (that would only occur over approximately 10 months) exposure at any individual sensitive receptor and minimal particulate emissions generated on the Project site, TACs generated during construction would not be expected to result in concentrations causing significant health risks.

Operation of the proposed Project would not result in any non-permitted direct emissions (e.g., those from a point source such as diesel generators) or result in a substantial increase in diesel vehicles (i.e., delivery trucks). Overall, the proposed Project would not result in exposure of

sensitive receptors in the vicinity of the project site to substantial TAC concentrations and would not exacerbate pre-existing health risk hazards.

Therefore, impacts would be less than significant and no mitigation is required.

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

Determination: Less Than Significant Impact.

Source: SCAQMD CEQA Air Quality Handbook, Project Application Materials.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 3.3-5 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 *"Nuisance."* Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.

Project Design Features (PDF)

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

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 proposes residential development which is a land use typically not associated with emitting objectionable odors.

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. 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. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

3.4 BIOLOGICAL RESOURCES

Would the Project:		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
C.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				

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

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Habitat Assessment and MSHCP Consistency Analysis (Appendix B), Burrowing Owl Survey (Appendix C).

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 but not to the degree that impacts would be less than significant. This measure will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP 3.4-1 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.

Project Design Features (PDF)

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

<u>Plant Species</u>

The study area is highly disturbed due to past and current land use practices. As a result of the disturbance caused by these land use practices, the vegetation on the Project site is dominated by ruderal, non-native vegetation. The site was recently subjected to weed abatement, as evidenced by discing. Vegetation was dominated by non-native species including Russian thistle (Salsola tragus), dry brome grasses (Bromus sp.), and Bermuda grass (Cynodon dactylon). Common sunflower (Helianthus annuus), a native species, was also a dominant species observed onsite. Trees observed onsite are non-native and include Mexican palo verde (Parkinsonia aculeata), Chinese elm (Ulmus parvifolia), and eucalyptus (Eucalyptus sp.).

The Project site is within MSHCP NEPSSA Survey Area 7 for San Diego ambrosia (Ambrosia pumila), Brand's phacelia (Phacelia stellaris), and San Miguel savory (Satureja chandleri). Suitable soils and/or habitat conditions for the three target species do not occur on site; therefore, focused surveys were not required for these species.

Conclusions

The Project area is vegetated by highly disturbed, ruderal vegetation. Impacts to these plant communities would not result in substantial loss of habitat, or direct impacts to, any sensitive plant species

Wildlife Species

Wildlife common to suburban areas was observed using the site. Some species observed include mourning dove (Zenaida macroura), common raven (Corvus corax), and California ground squirrel (Spermophilus beecheyi).

<u>Burrowing Owl</u>

The habitat assessment for burrows and owls was conducted in accordance with accepted

guidelines (Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area). The burrow survey was conducted on September 23, 2017, and the focused burrowing owl surveys were conducted on June 8, 9, 11, and 12, 2018.

The site is undeveloped and highly disturbed. Pedestrian footpaths and vehicular dirt access roads crisscross the Project site. Trash and debris piles resulting from illegal dumping are scattered throughout the site, most notably at the northeastern corner of the Project site in the form of evenly spaced debris piles. Subsequently, the Project site is predominantly vegetated by dense non-native grasses and ruderal vegetation.

No burrowing owls, their sign, or features potentially occupied by burrowing owls were detected during the survey However, since burrowing owls can quickly occupy a site, a pre-construction survey is required to confirm absence before ground-disturbing activities commence as required by Mitigation Measure BIO-1 below.

<u>MM-BIO-1: Pre-Construction Burrowing Owl Survey</u>. Within 30 calendar days prior to grading, a qualified biologist shall conduct a survey of the Project's proposed impact footprint and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Jurupa Valley Planning Department prior to the issuance of a grading permit and subject to the following provisions:

a. In the event that the pre-construction survey identifies no burrowing owls in the impact area, a grading permit may be issued without restriction.

b. In the event that the pre-construction survey identifies the presence of burrowing owl, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall follow the methods recommended by the California Department of Fish and Wildlife (CDFW, 2012) and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP, 2006) for passive or active relocation of burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife relocation protocol. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow California Department of Fish and Wildlife relocation protocol. The biologist shall provide evidence in writing to the Planning Department that the species has fledged or been relocated prior to the issuance of a grading permit.

Delhi Sand Flower-Loving Fly (DSF)

The entire Project site consists of undeveloped, vacant land that has been heavily disturbed from previous maintenance activities (i.e., disking, mowing, and weed abatement) as well as illegal dumping. The Delhi fine sands on the Project site occupy about 4 acres and are predominantly vegetated by non-native, ruderal vegetation with approximately 80 to 100 percent cover. This patch of Delhi fine sands is isolated and has been affected by surrounding development and land uses. The closest known occurrences of the DSF to the Project site are north of State Route 60, in the area of the Jurupa Hills. The Delhi fine sands mapped within the Project site are not shown in *MSHCP Figure 9.9. Delhi Sands Flower-loving Fly Suitable Habitat with Criteria Area.*

The Delhi fine sands soils on the Project are not considered suitable habitat to support the DSF because the soils within the boundary of the Project site have been mechanically disturbed by maintenance activities and the surrounding development and lack connectivity to areas containing clean Delhi Sands soils or areas subject to wind erosion processes. Additionally, this isolated patch of Delhi fine sand is not identified as potentially suitable habitat in the MSHCP, and as previously described; the site is predominantly vegetated by dense ruderal, non-native species. Thus, the Project will not affect the DSF or conflict with MSHCP conservation objectives for this species.

Conclusions

The Project site does not fall within a survey area for sensitive amphibian or mammal species covered under the MSHCP, or for any listed as threatened or endangered mammal species. With implementation of Mitigation Measure BIO-1, the Project will not 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.

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

Determination: No Impact.

Source: Habitat Assessment and MSHCP Consistency Analysis (Appendix B),

Impact Analysis

<u>Plans, Policies, or Programs (PPP)</u>

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

Project Design Features (PDF)

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

Riparian/riverine areas are lands that contain habitat dominated by trees, shrubs, and persistent emergents, which occur close to or depend upon soil moisture from a nearby water source; or areas with fresh water flowing during all or a portion of the year. Riverine/riparian/wetland areas may support species federally/State listed as threatened/endangered riparian bird species, such as the southwestern willow flycatcher (Empidonax trailii extimus), least Bell's vireo (Vireo bellii pusillus), and yellow-billed cuckoo (Coccyzus americus occidentalis). California's vernal pools are depressions that seasonally pond with winter rains as a result of a shallow, relatively impermeable layer of soil or rock that creates a perched water table. Ponding in vernal pools occurs for sufficient duration to inhibit growth of upland vegetation and facilitate growth of annual or small perennial plants specially adapted to initial growth in saturated soils. Under the MSHCP, vernal pools include seasonal wetlands (having indicators of hydric soil, hydrophytic vegetation, and wetland hydrology) in natural depressions or in artificial depressions created to provide wetland habitat (MSHCP Vol. I, p. 6-22). Vernal pool fairy shrimp typically inhabit small depressions in sandstone or vernal pools or similar habitats in unplowed grassland. Artificially created features do not meet the MSHCP definition of vernal poolunless created for the purpose of providing wetlands habitat. The

proposed Project site does not contain vegetative, hydrologic, or soil characteristics associated with vernal pool habitat. No vernal pools or fairy shrimp habitat, including other potential fairy shrimp habitat (e.g., depressions), are present.

An isolated ephemeral drainage feature exists on the Project site. The feature originates from the west side of Hudson Street where a curbside storm drain diverts runoff flows onto the Project site. Nuisance flows from road runoff travel approximately 12 feet from the sidewalk outlet before dissipating into sheet flows on the project site. Additionally, two 12-inch diameter corrugated pipes located offsite also direct stormwater runoff from Hudson Street along the southern boundary of the Project site. This second ephemeral drainage exists outside of the parcel boundary, but within the road easement area slated for the extension of 60th Street as part of the proposed Project. The stormwater runoff associated with the corrugated pipes eventually dissipates into sheet flows onto the southernmost portion of Project site and the road easement area. The flows do not leave the general area, and do not connect to any downstream waters. Neither drainage feature supports riparian vegetation. Based on the site visit and a review of historical aerial imagery, neither of the ephemeral drainage features appears to be historically occurring drainages. Both drainages are isolated and occur in upland areas. For these reasons, the drainage features are not considered to be riverine resources regulated by the MSHCP. Therefore, riparian/riverine resources are not present within the proposed Project site.

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

Determination: No Impact.

Source: Habitat Assessment and MSHCP Consistency Analysis (Appendix B),

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

The two isolated ephemeral drainage features associated with the Project site are created as a result of roadside runoff. The features exist in upland areas do not leave the site, and do not connect to any downstream waters. This type of drainage feature is generally not considered jurisdictional under the Clean Water Act because it is excavated in and drains only uplands, and does not carry a relatively permanent flow of water. Additionally, these drainage features do not contain California Department of Fish and Wildlife riparian habitat and are likely not considered a streambed regulated by the California Department of Fish and Wildlife. Therefore, these drainages would not be subject to the regulatory authority of the United States Army Corps of Engineers under Section 404 of the Clean Water Act, the California Department of Fish and Wildlife under Section 1602 of the Fish and Game Code, and the Regional Water Quality Control Board under Section 401 of the Clean Water Act.

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

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Habitat Assessment and MSHCP Consistency Analysis (Appendix B),

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

The site contains vegetation that may provide habitat for nesting birds protected under the Migratory Bird Treaty Act (MBTA). To avoid any potential effects to nesting birds protected by the MBTA and the California Fish and Game Code, the following mitigation measure is required:

<u>Mitigation Measure BIO-2- Nesting Bird Survey</u>. As a condition of approval for all grading permits, 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 in accordance with the following requirements:

- a. A migratory nesting bird survey of the Project's impact footprint shall be conducted by a qualified biologist within three business (3) days prior to initiating vegetation clearing or ground disturbance.
- b. A copy of the migratory nesting bird survey results report shall be provided to the City of Jurupa Planning Department. If the survey identifies the presence of active nests, then the qualified biologist shall provide the Planning Department with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the Planning Department and shall be no less than a 300-foot radius around the nest for non-raptors and a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and Planning Department verify that the nests are no longer occupied and the juvenile birds can survive independently from the nests.

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

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

Determination: No Impact.

Source: Biological Resources Assessment and MSHCP Consistency Analysis (Appendix B),

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

There are no trees located on the Project site that are subject to protection by the *General Plan Conservation and Open Space Element.*

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

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Biological Resources Assessment and MSHCP Consistency Analysis (Appendix B),

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 3.4-1 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.

Project Design Features (PDF)

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

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

Based on the analysis under Issues 3.4 (a) through 3.4 (d) above:

- The Project site is not in an MSHCP survey area for riparian/riverine areas or vernal pools.
- The Project will not impact Narrow Endemic Plant Species.
- The Project site does not contain suitable soils to support the Delhi Sand Flower-Loving Fly.
- The Project site is not required to comply with the Urban/Wildland Interface Guidelines.
- Burrowing owl habitat exists on the site. Mitigation Measure BIO-1 (30-day Pre-Construction Survey) is required:

With implementation of PPP 3.4-1 and Mitigation Measure BIO-1, impacts related to conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan are less than significant.

3.5 CULTURAL RESOURCES

Would the Project:		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?				
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?				
C.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				
d.	Disturb any human remains, including those interred outside of formal cemeteries?				

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

Determination: Less Than Significant Impact.

Source: Eastern Information Center Records Search (Appendix D).

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

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

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

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

2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

According to a records search obtained from the Eastern Information Center of the California Historical Resources Information System dated September 28, 2017, a *Phase I Cultural Resource Study* (RI-5628) identified no cultural resources were found on the site and that further study is not recommended.

Based on the analysis above, impacts to above ground historical resources are less than significant.

3.5(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

Determination: Less Than Significant Impact with Mitigation Incorporated.

Source: Eastern Information Center Records Search (Appendix D).

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

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.

As noted above, according to a records search obtained from the Eastern Information Center of the California Historical Resources Information System dated September 28, 2017, a *Phase I Cultural Resource Study* (RI-5628) identified no cultural resources were found on the site and that further study is not recommended. However, the records search also indicated that "*If, during construction, cultural resources are encountered, work should be halted or diverted in the immediate area while a qualified archaeologist evaluates the finds and makes recommendations.*" As such, the following mitigation measure is required:

<u>MM- CR-1: Archaeological Monitoring</u>. A qualified archaeologist (the "Project Archaeologist") shall be retained by the developer prior to the issuance of a grading permit. The Project Archaeologist will be on-call to monitor ground-disturbing activities and excavations on the Project site following identification of potential cultural resources by project personnel. If archaeological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Archaeologist will be allowed to temporarily divert

or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-2 shall apply.

MM- CR-2: Archeological Treatment Plan. If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor, the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Jurupa Valley Planning Department and the Eastern Information Center.

With implementation of Mitigation Measures CR-1 and CR-2, impacts will be less than significant.

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

Determination: Less Than Significant Impact with Mitigation Incorporated. *Source: Eastern Information Center Records Search (Appendix D).*

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

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

According to the Riverside County Geographic Information System, the Project site is identified as having a "high potential" for paleontological resources. Therefore, the following mitigation measures are required

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<u>MM-CR-3:</u> Paleontological Monitoring. A qualified paleontologist (the "Project Paleontologist") shall be retained by the developer prior to the issuance of a grading permit. The Project Paleontologist will be on-call to monitor ground-disturbing activities and excavations on the Project site following identification of potential paleontological resources by project personnel. If paleontological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Paleontologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-4 shall apply.

<u>MM-CR-4: Paleontological Treatment Plan.</u> If a significant paleontological resource(s) is discovered on the property, in consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.

Based on the analysis above, with implementation of Mitigation Measure CR-4 and CR-5, impacts are less than significant.

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

Determination: Less Than Significant Impact.

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

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 3.5-1 The project is required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq.

Project Design Features (PDF)

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

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

In the event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County

Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner.

If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Based on the analysis above, with implementation of PPP 3.5-1, impacts would be less than significant and no mitigation measures are required.

3.6 ENERGY

Wa	ould the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				
b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				

3.6(a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Determination: Less Than Significant Impact.

Source: Energy Use and Conservation (Appendix C).

Impact Analysis

Short-Term Construction Impacts

Construction of the Project would create temporary increased demands for electricity and vehicle fuels compared to existing conditions. Construction of the Project would require electricity use to power some of the construction-related equipment. The electricity use during construction would vary during different phases of construction, where the majority of construction equipment during grading would be gas-powered or diesel-powered, and the later construction phases would require electricity-powered, such as interior construction and architectural coatings.

The anticipated construction schedule assumes that the proposed project would be built over approximately 296 days. The proposed Project would require site preparation, grading, building construction, paving, and architectural coating during construction.

Table 9 shows an estimate of energy consumption during project construction.

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Construction Phase	Number of Construction Days	Average Worker and Vendor Trips	Horse Power Hours per Construction	Constructio	n Equipment	Worker and Vendor Trips Gas & Fuel Use
	Days	Per Day	Phase			
				Energy Use (1)	Gas & Fuel Use (2)	
Site Preparation	10	18	90,320		4,882.16	98.84
Grading	20	15	141,280		7,636.76	164.74
Building Const., Paving, Architectural Coating.	230	15	1,689,700		91,335.14	1,894.47
			TOTALS	155.77 kWh	103,854 Gal.	2,158.05 Gal.

Table 9. Energy Consumption Estimate for Project Construction.

2: Calculation is based on expected horsepower (HP) hours and an average factor of 1 gallon of fuel per 18.5 horsepower-hour. 3: Calculation is based on number of expected worker and vendor trips per day, multiplied by an average trip length of 14.7 miles and

based on the average fuel economy of a light duty automobile of 26.77 miles per gallon.

4. This calculation overstates the HP hours per construction phase because it does not apply a load factor.

Construction activities are not anticipated to result in an inefficient use of energy, as gasoline and diesel fuel would be supplied by construction contractors who would conserve the use of their supplies to minimize their costs on the Project. Energy usage on the Project site during construction would be temporary in nature and would be relatively small in comparison to the State's available energy sources. Therefore, construction energy impacts would be less than significant, and no mitigation would be required.

Long-Term Operational Impacts

Operation of the Project would create additional demands for electricity and natural gas as compared to existing conditions, and would result in increased energy use.

Based on the California Emissions Estimator Model (CalEEMod) which is a statewide land use emissions computer model which provides data on energy consumption, the estimated potential increased electricity demand associated with the proposed Project is 258,385 kWh per year. In 2018, California consumed approximately 281,120 gigawatt-hours (GWh) or 281,120,200,000 kWh. Of this total, Riverside County consumed 15,980 GWh or 15,980,727,891 kWh. Therefore, electricity demand associated with the proposed Project would be less than 0.001 percent of Riverside County's total electricity demand.

Based on the California Emissions Estimator Model (CalEEMod) which is a statewide land use emissions computer model which provides data on energy consumption, the estimated potential increased natural gas demand associated with the proposed Project is 2,949 kBTU per year or 4,873 therms. In 2018, California consumed approximately 12,571 million terms or 12,571,000,000 therms, while Riverside County consumed approximately 399 million therms or approximately 398,538,428 therms. Therefore, natural gas demand associated with the proposed Project would be less than 0.001 percent of Riverside County's total natural gas demand.

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Additionally, plans submitted for building permits of development projects in the Project area would be required to include verification demonstrating compliance with the 2016 Building and Energy Efficiency Standards and are also required to be reviewed. The Project would also be required adhere to the provisions of CALGreen, which established planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants.

Based on the above analysis, the proposed Project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

3.6(b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Determination: Less Than Significant Impact.

Source: California Energy Commission

Impact Analysis

The California Title 24 Building Energy Efficiency Standards are designed to ensure new and existing buildings achieve energy efficiency and preserve outdoor and indoor environmental quality. These measures (Title 24, Part 6) are listed in the California Code of Regulations. The California Energy Commission is responsible for adopting, implementing and updating building energy efficiency. Local city and county enforcement agencies have the authority to verify compliance with applicable building codes, including energy efficiency.

The Project is required to comply with the California Title 24 Building Energy Efficiency Standards. As such, the Project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

3.7 GEOLOGY AND SOILS

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

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

Determination: Less Than Significant Impact.

Sources: Preliminary Geotechnical Investigation (Appendix E), Riverside County Map My County Website).

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Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

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

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

Determination: Less Than Significant Impact.

Sources: Preliminary Geotechnical Investigation (Appendix E), Riverside County Map My County Website).

Impact Analysis

Plans, Policies, or Programs (PPP)

The following applies 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 3.7-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the *California Building Code* to preclude significant adverse effects associated with seismic hazards.

Project Design Features (PDF)

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

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

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

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

Determination: Less Than Significant Impact.

Sources: Preliminary Geotechnical Investigation (Appendix E), Riverside County Map My County Website).

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 3.7-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the *California Building Code* to preclude significant adverse effects associated with seismic hazards.

Project Design Features (PDF)

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

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

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

Based on information obtained from the County of Riverside Map My County website, the Project site has a "high" potential for liquefaction. However, information from the Jurupa Community Services District indicates that the closest water well to the subject site has a recorded high water table at 152 feet. Borings conducted for the *Preliminary Geotechnical Investigation (Appendix E),* encountered perched water at 32 feet. Based on the depth of the groundwater, liquefaction potential is considered to be "very low."

Detailed design-level geotechnical studies and building plans pursuant to the *California Building Code* are required prior to approval of construction, as required by PPP 3.6-1. Compliance with the recommendations of the geotechnical study for soils conditions, is a standard practice and would be required by the City Building and Safety Department. Therefore, compliance with the requirements of the *California Building Code* as identified in a site specific geotechnical design would be reviewed by the City for appropriate inclusion, as part of the building plan check and development review process, would ensure liquefaction potential is less than significant.

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

Determination: No Impact.

Source: Field Inspection.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

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

The site is relatively flat and contains no slopes that may be subject to landslides. Therefore the site is not considered susceptible to seismically induced landslides. As such, there are no impacts.

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

Determination: Less Than Significant Impact.

Source: City Municipal Code Chapter 6.05.010, Storm Water/Urban Runoff Management and Discharge Controls.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP's 3.10-1 through PPP 3.10-4 in Section 3.10, *Hydrology and Water Quality* shall apply.

Project Design Features (PDF)

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

<u>Construction</u>

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

City Municipal Code Chapter 6.05.010, *Storm Water/Urban Runoff Management and Discharge Controls*, implements the requirements of the National Pollutant Discharge Elimination System (NPDES) stormwater permit, which establishes minimum stormwater management requirements and controls that are required to be implemented for construction of the proposed Project. To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by the City, (as required by PPP 3.9-2). The SWPPP is required to address site-specific conditions related to specific grading and construction activities. The SWPPP would identify potential sources of erosion and sedimentation loss of topsoil during construction, identify erosion control Best Management Practices (BMPs) to reduce or eliminate the erosion and loss of topsoil, such as use of: silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding.

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

<u>Operation</u>

The proposed Project includes installation of paving and landscaping throughout the Project site and areas of loose topsoil that could erode by wind or water would not exist upon operation of the proposed use. In addition, as described in Section 3.9, *Hydrology and Water Quality*, the hydrologic features of the proposed Project have been designed to slow, filter, and retain stormwater on the Project site, which would also reduce the potential for stormwater to erode topsoil. Furthermore, pursuant to Municipal Code Chapter 6.05.010, *Storm Water/Urban Runoff Management and Discharge Controls*, implementation of the Project requires a Water Quality Management Plan (WQMP), which would ensure that appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur during operation of the Project. As a result, potential impacts related to substantial soil erosion or loss of topsoil would be less than significant.

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

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

Determination: Less Than Significant Impact.

Source: Preliminary Geotechnical Investigation (Appendix E).

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Impact Analysis

Plans, Policies, or Programs (PPP)

The following applies 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 3.7-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the *California Building Code* to preclude significant adverse effects associated with seismic hazards.

<u>Project Design Features (PDF)</u>

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

<u>Landslide</u>

As noted in the response to Issue 3.6 (a) (4) above, the site is relatively flat and contains no slopes that may be subject to landslides. Therefore the site is not considered susceptible to landslides

<u>Lateral Spreading</u>

Lateral spreading is a term referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow horizontal movement. Most lateral spreading is caused by earthquakes but it is also caused by landslides. As noted in the response to Issue 3.6 (a) (4) above, the site is relatively flat and contains no slopes that may be subject to landslides. Therefore the site is not considered susceptible to lateral spreading.

<u>Subsidence</u>

Subsidence is the downward movement of the ground caused by the underlying soil conditions. Certain soils, such as clay soils are particularly vulnerable since they shrink and swell depending on their moisture content. Subsidence is an issue if buildings or structures sink which causes damage to the building or structure. Subsidence is usually remedied by excavating the soil the depth of the underlying bedrock and then recompacting the soil so that it is able to support buildings and structures.

According to the Riverside County Map My County website, the Project site is considered "susceptible" to subsidence. However, with implementation of PPP 3.6-1, impacts would be less than significant.

<u>Liquefaction</u>

As noted in the response to Issue 3.6 (a) (3) above, the potential for exposure to liquefaction is not expected because the depth of groundwater is more than 32-feet.

<u>Collapse</u>

Collapse occurs in saturated soils in which the space between individual particles is completely filled with water. This water exerts a pressure on the soil particles that influences how tightly the particles themselves are pressed together. The soils lose their strength beneath buildings and other structures.

As noted in the response to Issue 3.6 (a) (3) above, the Project site's potential for exposure to collapse is considered "very low" because the depth of groundwater is more than 32-feet. As such, impacts are less than significant.

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

Determination: Less than Significant Impact.

Source: Preliminary Geotechnical Investigation (Appendix G),

Impact Analysis

Plans, Policies, or Programs (PPP)

The following applies 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 3.7-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the *California Building Code* to preclude significant adverse effects associated with seismic hazards.

Project Design Features (PDF)

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

Expansive soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. Soil expansion can damage structures by cracking foundations, causing settlement and distorting structural elements. According to the results of the laboratory testing performed, the near-surface older alluvial soils exhibited a "low" expansion potential when tested in accordance with ASTM D 4829. Design-level geotechnical plans pursuant to the *California Building Code* are required prior to approval of construction, as required by PPP 3.6-1. Compliance with the *California Building Code* is a standard practice and would be required by the City Building and Safety Department. Therefore, compliance with the requirements of the *California Building Code* as identified in a site specific geotechnical design would be reviewed by the City, as part of the building plan check and development review process, would ensure that potential soil stability impacts would be less than significant level.

3.7(e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Determination: No Impact.

Source: Project Application Materials.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

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

3.8 GREENHOUSE GAS EMISSIONS

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

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

Determination: Less Than Significant Impact.

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

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 3.8-1 As required by Municipal Code Section 8.05.010, *California Energy Code*, prior to issuance of a building permit, the Project Applicant shall submit showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Building Code Title 24 requirements.
- PPP 3.8-2 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.
- PPP 3.8-3 As required by Municipal Code Section 8.05.010 (8), the Project proponent shall comply with the *California Green Building Standards*.

Project Design Features (PDF)

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

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

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

• Residential projects that emit less stationary source greenhouse gas emissions less than 3,000 MTCO2e per year are not considered a substantial greenhouse gas emitter and the impact is less than significant. Projects that emit in excess of 3,000 MTCO2e per year require additional analysis and mitigation.

A summary of the Project's projected annual operational greenhouse gas emissions, including amortized construction-related emissions, is provided in Table 10.

Emission Source	GHG Emissions (metric tons per year)
Annual Construction Emissions	2.16
(amortized over 30 years)	
CO2	597.80
CH4	0.50
N2O	0.00
Total CO2E (All Sources)	600.46
Significance Threshold	3,000
Significant?	NO
Source: Air Quality and Greenhouse Gas Impact	Analysis (Appendix A).

Table 10. Total Project Greenhouse Gas Emissions

Based on guidance from the SCAQMD, if this type of project would emit GHG emissions less than 3,000 MTCO2e per year, the Project is not considered a substantial GHG emitter and the GHG impact is less than significant, requiring no additional analysis and no mitigation.

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

Determination: Less Than Significant Impact.

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

The Climate Change Scoping Plan was first approved by the California Air Resources Board (CARB) in 2008 and must be updated every five years. The *First Update to the Climate Change Scoping Plan* was approved by the Board on May 22, 2014. The *Climate Change Scoping Plan* provides a

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framework for actions to reduce California's GHG emissions, and requires CARB and other state agencies to adopt regulations and other initiatives to reduce GHGs. As such, the *Climate Change Scoping Plan* is not directly applicable to the Projects in many cases. The Project is not in conflict with the *Climate Change Scoping Plan* because its individual greenhouse gas emissions are below screening thresholds as noted in the response to Issue 3.7 (a) above and the Project will implement such greenhouse reduction measures Water Efficient Landscaping, Title 24 Energy Efficiency Requirements, and recycling and waste reduction requirements

In addition, the City of Jurupa Valley is a participant in the *Western Riverside County Council of Governments Subregional Climate Action Plan* (WRCOG Subregional CAP). The specific goals and actions included in the WRCOG Subregional CAP that are applicable to the proposed Project include those pertaining to energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. The proposed Project would also be required to include all mandatory green building measures for new developments under the CALGreen Code, as required by the City Municipal Code Section 8.05.010 (8), which would require that the new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant emitting finish materials. In addition, the City's requires that all landscaping comply with water efficient landscaping requirements.

The implementation of these stricter building and appliance standards would result in water, energy, and construction waste reductions for the proposed Project. In addition, as described above, the proposed Project would not exceed the GHG thresholds. Therefore, the proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases with implementation of PPP 3.8-1 through 3.8-3.

3.9 HAZARDS AND HAZARDOUS MATERIALS

Wa	uld the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				
d.	Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment?				
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?				
f.	For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?				
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

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

3.9(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Determination: Less than Significant Impact.

Source: Phase I Environmental Site Assessment (Appendix F), Soil Sampling Report (Appendix G).

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 3.9-1 As required by *General Plan* Policy CSSF 1.31-Federal/State Laws. Comply with federal and state laws regarding the management of hazardous waste and materials.

Design Features (PDF)

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

Existing Conditions

The Phase I Environmental Site Assessment prepared for the Project site in accordance with the scope and limitations of ASTM Practice E 1527-13 has revealed no evidence of *recognized environmental conditions* in connection with the Project site.

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 reasonably 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 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 and impacts would be less than significant.

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

Determination: Less Than Significant Impact.

Sources: Project Application Materials, Google Earth.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Pedley Elementary School is located to the north of the Project site across 59th Street. As discussed in the responses to issues 3.8 (b) and 3.8 (b) above, 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. As such, impacts are less than significant.

3.9(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Determination: No Impact.

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

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Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As such, no impact would occur.

3.9(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?

Determination: Less Than Significant Impact.

Source: Airport Land Use Commission (ALUC) Development Review-Director's Determination (Appendix H).

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

The Project site is located within Airport Compatibility Zone E of the *2005 Riverside Municipal Airport Compatibility Plan.* Compatibility Zone E does not restrict residential density. As such, impacts would be less than significant.

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

Determination: No Impact.

Source: Google Earth. Site Reconnaissance.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

The Project site is not located within the vicinity of a private airstrip. As such, no impact would occur.

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

Determination: No Impact.

Sources: General Plan Safety Element, Project Application Materials.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Access to the Project site is proposed from Hudson Street, 59th Street, and 60th Street. Hudson Street is an existing paved roadway and 59th Street and 60th Street would be improved within the Project boundaries to meet City standards by the Project. 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 from Hudson Street, 59th Street, and 60th Street and connecting roadways as required by the City. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, impacts are less than significant.

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

Determination: Less Than Significant Impact.

Source: General Plan Figure 8-11.

Impact Analysis

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

Plans, Policies, or Programs (PPP)

PPP 3.15-1 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.

Project Design Features (PDF)

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

According to *General Plan Figure 8-11: Wildfire Severity Zones in Jurupa Valley*, the Project site is not shown as being in a fire hazard area. 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. As such, development of the Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires and impacts would be less than significant.

3.10 HYDROLOGY AND WATER QUALITY

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

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

Determination: Less Than Significant Impact.

Source: Hydrology and Hydraulic Report (Appendix I), Municipal Code Chapter 6.05.050.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

- PPP 3.10-1 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 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 3.10-2 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 3.10-3 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.

PPP 3.10-4 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls, Section E*, any person or entity that owns or operates a commercial and/or industrial facility(s) shall comply with the provisions of this chapter. All such facilities shall be subject to a regular program of inspection as required by this chapter, any NPDES permit issued by the State Water Resource Control Board, Santa Ana Regional Water Quality Control Board, Porter-Cologne Water Quality Control Act (Wat. Code Section 13000 et seq.), Title 33 U.S.C. Section 1251 et seq. (Clean Water Act), any applicable state or federal regulations promulgated thereto, and any related administrative orders or permits issued in connection therewith.

Project Design Features (PDF)

The following feature proposed by the Project is incorporated into the Project's design and is intended to reduce or avoid impacts to hydrology and water quality. This feature will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

PDF 3.10-1 The Project will provide a water quality basin with a design capture volume (DCV) sufficient retain all stormwater runoff for percolation into the groundwater. The detention basin will provide water quality treatment during percolation.

Construction Impacts

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

Pursuant to the requirements of the Santa Ana Regional Water Quality Control Board and the City of Jurupa Valley, the Project would be required to obtain a National Pollutant Discharge Elimination System Municipal Stormwater Permit for construction activities. The National Pollutant Discharge Elimination System permit is required for all Projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area.

In addition, the Project would be required to comply with the Santa Ana Regional Water Quality Control Board's Santa Ana River Basin Water Quality Control Program. Compliance with the National Pollutant Discharge Elimination System permit and the Santa Ana River Basin Water Quality Control Program involves the preparation and implementation of a *Storm Water Pollution Prevention Plan* for construction-related activities, including grading. The *Storm Water Pollution Prevention Plan* would specify the Best Management Practices that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property.

Operational Impacts

Storm water pollutants commonly associated with the type of land uses that could occupy the proposed buildings include sediment/turbidity, nutrients, trash and debris, oxygen-demanding substances, organic compounds, bacteria and viruses, oil and grease, and pesticides.

Pursuant to the requirements of the City's National Pollutant Discharge Elimination System permit, a *Water Quality Management Plan* is required for managing the quality of storm water or urban runoff that flows from a developed site after construction is completed and the facilities or structures are occupied and/or operational. A *Water Quality Management Plan* describes the Best Management Practices that will be implemented and maintained throughout the life of a project to prevent and minimize water pollution that can be caused by storm water or urban runoff.

Impervious areas shall be discharged into adjacent landscaped areas, where feasible, and all onsite area is discharged into the onsite bioretention basin before leaving the Project site. Treatment of first flush waters from the development will be accomplished by routing them through the proposed on-site bioretention basin.

Based on the analysis above, with implementation of PPP 3.9-1 through PPP 3.9-4, impacts would be less than significant.

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

Determination: Less Than Significant Impact.

Source: Jurupa Community Services District.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

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

Development of the Project site would increase impervious surface coverage on the site which would in turn reduce the amount of direct infiltration of runoff into the ground. This would have a less than significant impact on groundwater recharge in the areas of the Chino Groundwater Basin that are managed for that purpose, since those recharge areas do not encompass the Project site.

Water supplies to the project area are provided by the Jurupa Community Services District, which obtains water supplies entirely from groundwater production. The largest source of groundwater is the Chino Groundwater Basin that supplies all of the District's potable wells. In addition, a small amount of non-potable water is supplied from the Riverside Groundwater Basin.

The Chino Basin was adjudicated by the California Superior Court in 1978 to regulate the amount of groundwater that can be pumped from the basin by creating the Chino Basin Watermaster to oversee management of water rights. The Jurupa Community Services District currently has total production water rights of 14,659 AFY from the Chino Basin. In addition, the District has rights to "carry over" supplies of water that was previously not used. Due to the existing regulations related to groundwater pumping that are implemented by the Chino Basin Watermaster, the Jurupa Community Services District would not pump substantial ground water amounts that could result in a substantial depletion of groundwater supplies. As such, impacts would be less than significant.

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

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

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

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

Determination: Less than Significant Impact. Sources: Hydrology and Hydraulic Report (Appendix I),

Impact Analysis

Plans, Policies, or Programs (PPP)

Refer to PPP 3.10-1 through 3.10-4 under Issue 3.10 (a) above.

Project Design Features (PDF)

Refer to PDF 3.10-1 under Issue 3.10 (a) above.

Under existing conditions, the Project site slopes from north to south with the highest point in the north portion of the Project site at 701 feet above mean sea level and the lowest point in the south portion at 697 feet above mean sea level. There is an area on Hudson Street draining to this Project site. Ultimately, the runoff from the Project site drains to 60th Street.

Under the proposed conditions, Lots 9 through 11 will drain to 60th Street. The remaining lots will drain to the proposed bioretention basin. A drainage easement is proposed to carry the off-site drainage from Hudson Street to 60th Street,

Based on the analysis above, with implementation of PPP 3.9-1 through 3.9-4 and PDF 3.9-1, impacts would be less than significant with respect to Issues 3.9 (c), 3.9 (d), and 3.9 (e) above and no mitigation measures are required.

3.10 (f) Otherwise substantially degrade water quality?

Determination: Less Than Significant Impact.

Source: Hydrology and Hydraulic Report (Appendix I),

Impact Analysis

Plans, Policies, or Programs (PPP)

Refer to PPP 3.9-1 through 3.9-4 under Issue 3.9 (a) above.

Project Design Features (PDF)

Refer to PDF 3.9-1 under Issue 3.9 (a) above.

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

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

Determination: No Impact.

Source: General Plan Figure 8-9.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

According to *General Plan Figure 8-9: Flood Insurance Rate Map (FIRM),* the Project site is not located within a 100-year flood hazard area. No impact would occur and no mitigation measures are required.

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

Determination: No Impact.

Source: General Plan Figure 8-9.

Impact Analysis

Plans, Policies, Programs (PPP)

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

Project Design Features (PDF)

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

According to *General Plan Figure 8-9: Flood Insurance Rate Map (FIRM),* the Project site is not located within a 100-year flood hazard area. No impact would occur and no mitigation measures are required.

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

Determination: No Impact.

Source: General Plan Figure 8-9.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

According to *General Plan Figure 8-9: Flood Insurance Rate Map (FIRM),* the Project site is not located within an area that may be exposed to the failure of a levee or a dam. No impact would occur and no mitigation measures are required.

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

Determination: No Impact.

Sources: Project Application Materials, Google Earth.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

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

3.11 LAND USE AND PLANNING

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

3.11(a) Physically divide an established community?

Determination: No Impact.

Sources: Project Application Materials, Google Earth.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

An example of a Project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The Project is located in an area largely characterized by residential development and vacant land. To the north is 59th Street with the Pedley Elementary School further to the north, to the south is vacant land and single-family homes, to the east is Hudson Street with single-family homes further to the east, and to the west are single-family homes. The site can be considered as an "infill" development site. Therefore, no impacts would occur with respect to dividing an established community.

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

Determination: Less Than Significant Impact.

Sources: General Plan, South Coast Air Quality Management District, Final 2016 Air Quality Management Plan, Western Riverside County Multiple Species Habitat Conservation Plan, Santa Ana Regional Water Quality Control Board's Santa Ana River Basin Water Quality Control Program Project Application Materials

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Under existing conditions, the Project site is designated as LDR (Low Density Residential – Country Neighborhood: ½ acre lots) by the *General Plan Land Use Map*. A General Plan Amendment (GPA) application is being proposed by the Project to re-designate the Project site from LDR (Low Density Residential – Country Neighborhood: ½ acre lots) to MDR (Medium Density Residential (up to 5 dwelling units per acre) to allow the applicant to create lots with a minimum lot size of 7,200 square feet with a maximum density of five (5) units per acre. The proposed Project will be developed with a density allocation of 3.8 du/acre.

The proposed Project would increase the maximum number of residential dwelling units permitted on the Project site, as compared to the existing *General Plan Land Use* designations that govern the site. If the Project site were built out in accordance with its existing, underlying land use designations, a maximum of 14 residential dwelling units could be constructed on the subject property, whereas the Project is designed to include 28 residential dwelling units.

Although the proposed Project would be inconsistent with the existing *General Plan Land Use* designation for the Project site, such an inconsistency would only be significant if it were to result in significant, adverse physical effects to the environment. As demonstrated throughout this Initial Study/Mitigated Negative Declaration, the Project would otherwise not conflict with any applicable goals, objectives, and policies of the City of Jurupa *General Plan* or the City of Jurupa Valley Municipal Code. Additionally, the Project would not conflict with any applicable policy document, including the *Western Riverside Multiple Species Habitat Conservation Plan, the Santa Ana Regional Water Quality Control Board's Santa Ana River Basin Water Quality Control Program, the South Coast Air Quality Management District's Air Quality Management Plan, and the Flabob Airport Land Use Compatibility Plan.* The purpose of these plans are to avoid or mitigate an environmental effect.

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

less than significant with implementation of all of the Plans, Policies, and Programs identified in the attached Mitigation Monitoring and Reporting Program.

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

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Biological Resources Assessment and MSHCP Consistency Analysis (Appendix B), Burrowing Owl Survey (Appendix C).

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 3.4-1 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.

Project Design Features (PDF)

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

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

Based on the analysis under Issues 3.4 (a) through 3.4 (d) (*Biological Resources*):

- The Project site is not in an MSHCP survey area for riparian/riverine areas or vernal pools.
- The Project will not impact Narrow Endemic Plant Species.
- The Project site does not contain suitable soils to support the Delhi Sand Flower-Loving Fly.
- The Project site is not required to comply with the Urban/Wildland Interface Guidelines.
- Burrowing owl habitat exists on the site. Mitigation Measure BIO-3 (30-day Pre-Construction Survey) is required:

With implementation of PPP 3.4-1 and Mitigation Measure BIO-1, impacts related to conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan are less than significant.

3.12 MINERAL RESOURCES

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

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

Determination: No Impact.

Source: General Plan.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

According to *General Plan Figure 4-16: Jurupa Valley Mineral Resources*, the Project site is mapped within MRZ-3, which is defined as "*Areas containing known or inferred mineral occurrences of undetermined mineral resources significance*." 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. Therefore, no impact would occur.

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

Determination: Less Than Significant Impact.

Source: General Plan.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

According to *General Plan Figure 4-16: Jurupa Valley Mineral Resources*, the Project site is mapped within 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. As such, impacts are less than significant.

3.13 NOISE

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

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

Determination: Less Than Significant Impact With Mitigation Incorporated. *Source: Project Application Materials.*

Impact Analysis

Plans, Policies, or Programs (PPP)

The following apply to the Project and would reduce impacts relating to noise but not to the degree that impacts would be less than significant. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP 3.13-1 As required by Municipal Code Section 11.05.020 (9), private construction projects located within one-quarter (¼) of a mile from an inhabited dwelling shall not perform construction between the hours of six (6:00) p.m. and six (6:00) a.m. during

the months of June through September and between the hours of six (6:00) p.m. and seven (7:00) a.m. during the months of October through May.

PPP 3.13-2 As required by Jurupa Valley Municipal Code Section 11.05.040, no person shall create any sound, or allow the creation of any sound, on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards set forth in Table 1 of this section or that violates the special sound source standards set forth in Section 11.05.060.

Project Design Features (PDF)

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

Existing Ambient Noise Environment

Sources that dominate the existing noise environment include traffic on Hudson Street, 59th Street, 60th Street, and activities at the Pedley Elementary School.

Construction Noise

The proposed Project would require the use of heavy-duty, off-road construction equipment throughout development activities. Since project specific information is not available at this time, potential construction-related noise impacts can only be evaluated based on the typical construction activities associated with industrial development. Potential construction source noise levels were developed based on methodologies, reference noise levels, and equipment usage and other operating factors documented and contained in the Federal Highway Administration's (FHWA) Construction Noise Handbook (FHWA, 2010), Federal Transit Administration's (FTA) Transit Noise and Vibration Impact Assessment document (FTA, 2006), and Caltrans' Transportation and Construction Vibration Guidance Manual (Caltrans, 2013).

Project construction activities would include: staging, site preparation (e.g., land clearing), grading, utility trenching, foundation work (e.g., excavation, pouring concrete pads), material deliveries, building construction (e.g., framing, concrete pouring, welding), paving, coating application, and site finishing work. In general, these activities would involve the use of worker vehicles, delivery trucks, dump trucks, and heavy-duty construction equipment such as (but not limited to) backhoes, tractors, loaders, graders, excavators, rollers, cranes, material lifts, generators, and air compressors. Table 10 shows the noise levels associated with typical types of construction equipment that could be used to develop the Project.

With regard to construction noise, site preparation and grading phases typically result in the highest temporary noise levels due to the use of heavy-duty equipment such as dozers, excavators, graders, loaders, scrapers, and trucks. As shown in Table 10, the worst-case Leq and Lmax noise levels associated with the operation of a dozer, excavator, scraper, etc. are predicted to be approximately 82 and 85 dBA, respectively, at a distance of 50 feet from the equipment operating area. These maximum noise levels would occur for a short period time; as site preparation and grading is completed and building construction begins, work activities would occur further from property lines and generate lower construction noise levels.

Equipment	Reference		Predicted	d Noise Level	s (Leg) at D	istance			
Туре	Noise								
	Level at 50 feet (Lmax)	50 Feet	100 Feet	150 Feet	250 Feet	350 Feet	450 Feet		
Bulldozer	85	81	75	71	67	64	62		
Backhoe	80	76	70	66	62	59	57		
Compact Roller	80	73	67	63	59	56	54		
Concrete Mixer	85	81	75	71	67	64	62		
Crane	85	77	71	67	63	60	58		
Excavator	85	81	75	71	67	64	62		
Generator	82	79	73	69	65	62	60		
Pneumatic Tools	85	82	76	72	68	65	63		
Scraper	85	82	76	72	68	64	62		
Delivery Truck	85	81	75	71	67	64	62		
Vibratory Roller	80	73	67	63	59	56	54		

Table 11. Typical Construction Equipment Noise Levels (dBA)

Sources: Caltrans, 2013, FHWA,2010

dBA: Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels to be consistent with that of human hearing response.

Lmax: The RMS (root mean squared) maximum level of a noise source or environment where peak is the maximum level of the raw noise source.

Leq: The method to describe sound levels that vary over time, resulting in a single decibel value which takes into account the total sound energy over the period of time of interest.

Per Section 11.05.020 (9) of the Municipal Code, construction activities occurring between the hours of 6:00 AM and 6:00 PM during the months of June through September and between 7:00 AM and 6:00 PM during the months of October through May are exempt from noise standards.

Regardless of the Project's consistency with the *Municipal Code* as described above, construction activities on the Project site, especially those involving heavy equipment, would result in noise levels up to 85 dBA during grading which would exceed the exterior noise level for residential uses of 55 dBA CNEL. The following mitigation measure is required to reduce construction noise impacts to the maximum extent feasible:

Mitigation Measure NOI-1-Construction Noise Mitigation Plan. Prior to the issuance of a grading permit, the developer is required to submit a construction-related noise mitigation plan to the City Planning Department for review and approval. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project. In addition, the plan shall require that the following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

"a) 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."

Per Section 11.05.020 (9) of the Municipal Code, construction activities occurring between the hours of 6:00 AM and 6:00 PM during the months of June through September and between 7:00 AM and 6:00 PM during the months of October through May are exempt from noise standards.

Operational Noise

The Project is proposed to consist of 28 single-family detached residential lots and the only potential for the Project to create a substantial permanent increase in ambient noise levels would be from future traffic generated by the proposed homes. The proposed Project is expected to generate approximately 267 average daily vehicle trips (21 trips in the AM Peak hours and 28 trips in the PM Peak hours) which will not noticeably increase ambient noise levels in the Project area.

Typically, a doubling of traffic volumes is required to result in an increase of 3 dBA, which is considered to be a barely audible change. Project generated traffic will not result in a doubling of traffic volumes along any affected roadway segment. As such, the proposed Project traffic would not result in a substantial permanent increase in ambient roadway noise levels. Off-site transportation-related noise impacts created by the Project would be less than significant and mitigation is not required.

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

Determination: Less Than Significant Impact.

Sources: Project Application Materials.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Construction Vibration

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

The City has relied upon vibration standards promulgated by Caltrans in past CEQA documents. (California Department of Transportation, *Transportation and Construction Vibration Guidance Manual.* September, 2013). According to Caltrans, the threshold at which there may be a risk of architectural damage to normal houses with plastered walls and ceilings is 0.20 PPV inch/second. Primary sources of vibration during construction would be bulldozers. A large bulldozer could produce up to 0.089 PPV at 25 feet. At a distance of 15 feet a bulldozer would yield a worst-case 0.027 PPV (inch/sec) which is within the threshold of perception and below any risk or architectural damage.

There are single family residences located near the Project site. The level of anticipated vibration does not exceed 0.20 PPV inch/second. As such, vibration would not result in the excessive groundborne vibration or groundborne noise levels.

Operational Vibration

Typically, groundborne vibration sources that could potentially affect nearby properties are from rail roads and trucks traveling at higher speeds on freeways and highways. The Project does not have rail access nor is it a major transportation facility or roadway. Therefore, the operational impacts associated with ground-borne vibration would be less than significant at nearby sensitive uses.

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

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Project Application Materials.

Impact Analysis

Plans, Policies, or Programs (PPP)

Refer to PPP 3.12-1 and PPP 3.12-2 under Issue 3.12(a) above.

Project Design Features (PDF)

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

As discussed above under Issue 3.12(a), with implementation of Mitigation Measures NOI-1, impacts would be less than significant.

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

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Project Application Materials.

Impact Analysis

Plans, Policies, or Programs (PPP)

Refer to PPP 3.12-1 and PPP 3.12-2 under Issue 3.12(a) above.

Project Design Features (PDF)

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

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

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

Determination: No Impact.

Source: Riverside County Airport Land Use Commission.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

According to *Map RI-3, Noise Compatibility Contours* of the *2005 Riverside Municipal Airport Compatibility Plan,* the Project site is not located within an area that will be significantly impacted by aircraft noise. As such, the Project will not result in excessive noise for people residing or working in the Project area.

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

Determination: No Impact. *Source: Google Earth, Field Inspection.*

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

3.14 POPULATION AND HOUSING

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

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

Determination: Less than Significant Impact.

Source: Project Application Materials.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

<u>Project Design Features (PDF)</u>

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

The Project would not result in substantial population growth because it only will allow up to 28 houses. According to the California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2018* Jurupa Valley has 3.35 persons per household. The increase in population would be 94 persons assuming all the future residents of the houses would come from outside the City limits.

Typically, growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities.

There are existing utilities (i.e. gas, electricity, sewer, water etc.) to serve the Project site in the immediate vicinity New 8-inch sewer lines will be constructed in 60th Street, proposed Street A, and proposed Street B to connect to existing facilities. 8-inch water lines will be constructed in 60th

Street, proposed Street A, and proposed Street B to connect to existing facilities. No expansion or new construction of utilities is required other than to connect to the existing utilities.

In addition, the analysis in Section 3.14, *Public Services*, of this Initial Study Checklist demonstrates that the impacts on public services are less than significant so the public service provider's ability to provide services will not be reduced. Based on the above analysis, impacts are less than significant.

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

Determination: No Impact.

Sources: Project Application Materials.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

The Project site does not contain any residential housing units. Therefore, implementation of the Project would not displace a substantial number of existing housing, nor would it necessitate the construction of replacement housing elsewhere. As such, there would be no impact.

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

Determination: No Impact.

Source: Project Application Materials.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

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

3.15 PUBLIC SERVICES

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

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

FIRE PROTECTION

Determination: Less Than Significant Impact.

Source: Riverside County Fire Department.

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 3.15-1 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 3.15-2 As required by Municipal Code Chapter 3.75 et seq., the Project proponent shall pay a Development Impact Fee (DIF) following protocol for impact fee collection.

Project Design Features (PDF)

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

The Riverside County Fire Department provides fire protection services to the Project area. The Project would be primarily served by the Pedley Fire Station No. 16, an existing station located approximately 0.8 roadway miles south 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. Although the Project would increase the demand for fire protection services, it is not anticipated that it would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities as the Fire Department has reviewed the Project and will provide fire protection services from existing facilities.

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

Based on the analysis above, with implementation of PPP 3.15-1 and PPP 3.15-2, impacts related to fire protection are less than significant.

POLICE PROTECTION

Determination: Less Than Significant Impact.

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

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 3.15-2 As required by Municipal Code Chapter 3.75 et seq., the Project proponent shall pay a Development Impact Fee (DIF) following protocol for impact fee collection.

Project Design Features (PDF)

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

The Riverside County Sheriff's Department provides community policing to the Project area via the Jurupa Valley Station located at 7477 Mission Boulevard, Jurupa Valley, CA. The Project would increase the demand for police protection services. The Project would be required to comply with the provisions of Municipal Code Chapter 3.75 which requires payment of the Development Impact Fee to assist the City in providing for public services, including police protection services. Payment of the Development Impact Fee would ensure that the Project provides its fair share of funds for additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project. Although the Project would increase the demand for police protection services, it is not anticipated that it would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities as the Sheriff's Department has reviewed the Project and will provide police protection services from existing facilities. As such, the Project would not result in a substantial adverse physical impact 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.

In addition, consistent with *General Plan Policy CSSF 2.1-2*, the Project plans were routed to the Sheriff's Department for review and comment to increase public safety and maintain close coordination with the Sheriff's Department and law enforcement programs.

Based on the analysis above, with implementation of PPP 3.14-2, impacts related to police protection are less than significant.

<u>SCHOOLS</u>

Determination: Less Than Significant Impact.

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

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 3.15-3 As required by Section 65995 of the Government Code, the Project Applicant shall pay required development impact fees to the applicable school district following protocol for impact fee collection required by that district.

Project Design Features (PDF)

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

The Project proposes 28 dwelling units which could create additional students to be served by the Jurupa Unified School District assuming future students will come from outside the 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.

Based on the above analysis, with implementation of PPP 3.15-3, impacts related to schools are less than significant.

PARKS

Determination: Less Than Significant Impact.

Source: Project Application Materials

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 3.15-4 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.

Project Design Features (PDF)

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

As noted in the response to Issue 3.13 (a) above, the Project proposes 28 dwelling units. According to the California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2018* Jurupa Valley has 3.35 persons per household. The increase in population would be 94 persons assuming all the future residents of the houses would come from outside the City limits. As such, the Project will generate additional need for parkland. The payment of development impact fees will reduce any indirect Project impacts related to parks.

Based on the above analysis, with implementation of PPP 3.15-4, impacts related to parks are less than significant.

OTHER PUBLIC FACILITIES

Determination: Less Than Significant Impact.

Source: Project Application Materials.

Impact Analysis

Plans, Policies, or Programs (PPP)

The following apply 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:

PPP 3.15-2 above is applicable to the Project.

Project Design Features (PDF)

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

As noted in the response to Issue 3.14(a) above, development of the Project could result in a direct increase in the population of the Project area and would not increase the demand for public services, including public health services and library services which would require the construction of new or expanded public facilities.

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

Based on the above analysis, with implementation of PPP 3.15-2 above, impacts related to other public facilities are less than significant.

3.16 **RECREATION**

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

Impact Analysis

3.16(a) Would the proposed Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Determination: Less than Significant Impact.

Source: Project Application Materials.

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:

PPP 3.15-4 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.

Project Design Features (PDF)

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

The Project would not result in substantial population growth because it only will allow 28 dwelling units. According to the California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2018* Jurupa Valley has 3.35 persons per household. The increase in population would be 94 persons assuming all the future residents of the houses would come from outside the City limits. As such, the Project would not cause a substantial physical deterioration of any park facilities or would accelerate the physical deterioration of any park facilities because the Project because of the relatively small increase in population. The payment of Development Impact Fees will reduce any indirect Project impacts related to recreational facilities.

Based on the above analysis, with implementation of PPP 3.15-1, impacts related to recreational facilities would be less than significant and no mitigation measures are required.

3.16(b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?

Determination: Less than Significant Impact.

Source: Project Application Materials

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

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

Based on the analysis above, impacts related to parks and recreational facilities would be less than significant and no mitigation measures are required.

3.17 TRANSPORTATION/TRAFFIC

Wa	ould the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
C.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				
e.	Result in inadequate emergency access?				
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				

3.17(a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Determination: Less Than Significant Impact. Source: Traffic Impact Study (Appendix J).

Impact Analysis

Plans, Policies, or Programs (PPP)

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

- PPP 3.17-1 The Project Proponent shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) pursuant to Chapter 3.70 of the Municipal Code.
- PPP 3.17-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee to assist the City in providing revenue that the City can use to fund transportation improvements such as roads, bridges, major improvements and traffic signals.

Project Design Features (PDF)

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

Motor Vehicle Analysis

For purposes of determining the significance of traffic impacts, the City relies upon the *County of Riverside Traffic Impact Analysis Preparation Guidelines* which contains the following significance criteria:

1) When existing traffic conditions exceed the General Plan target Level of Service (LOS) D.

2) When project traffic, when added to existing traffic will deteriorate the LOS to below the target LOS D, and impacts cannot be mitigated through project conditions of approval.

3) When cumulative traffic exceeds the target LOS D, and impacts cannot be mitigated through the TUMF network (or other funding mechanism), project conditions of approval, or other implementation mechanisms.

Table 12 below shows the Level of Service (LOS) Thresholds.

Level of Service (LOS)	Signalized Intersection	Unsignalized Intersection				
А	≤10 seconds	≤10 seconds				
В	10–20 seconds	10–15 seconds				
С	20–35 seconds	15–25 seconds				
D	35–55 seconds	25–35 seconds				
Е	55–80 seconds	35–50 seconds				
F	>80 seconds	>50 seconds				
Source: County of Riverside Traffic Impo	Source: County of Riverside Traffic Impact Analysis Preparation Guidelines					

Table 12. Level of Service (LOS) Thresholds.

<u>Study Area Intersections</u>

The following study intersections were included in the analysis as shown on Table 13.

m 11 40 0. 1 4

Intersection ID #	Description
1	Felspar Street and Limonite Avenue.
2	Hudson Street and Limonite Avenue.
3	Archer Street and Limonite Avenue.
4	Collins Street and Limonite Avenue.
Source: Traffic Impact Study(Appendix J)

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Roadway Segments Analyzed

The roadway segment of Limonite Avenue between Felspar Street and Hudson Street was analyzed.

Traffic Scenarios Analyzed

The *Traffic Impact Study* prepared for the Project examined the following scenarios:

1) Existing Conditions (2016).

2) Project Completion (2019) (Existing conditions plus ambient growth plus project).

3) Cumulative Conditions (2019) (Existing conditions plus ambient growth plus project plus cumulative projects)

<u>Trip Generation</u>

The proposed Project is projected to generate approximately 267 trip-ends per day with 21 total vehicles per hour during the AM peak hour and 28 total vehicles per hour during the PM peak hour

Scenario #1: Existing Traffic Conditions Analysis

The intersection of Hudson Street and Limonite Avenue is currently operating at a LOS E during the morning peak hour, with the worst movement being the southbound left turning movement. The intersection of Archer Street and Limonite Avenue is operating at LOS E during the evening peak hour, with the worst movement being the northbound left turning movement.

The roadway segment of Limonite Avenue between Felspar Street and Hudson Street is currently not operating at an acceptable LOS.

Scenario #2: Project Completion (2019) Analysis

The intersection of Hudson Street and Limonite Avenue is currently operating at a LOS F during the morning peak hour and at LOS E during the evening peak hour, with the southbound left turning movement contributing the worst delay during both peak periods. The intersection of Archer Street and Limonite Avenue is operating at LOS F during the morning peak hour and LOS E during the evening peak hour, with the northbound left turning movement contributing the worst delay during both peak periods.

Table 14 below shows that there are increases in delay for the critical movement of both unsignalized intersections (No. 2 and 3). For Hudson Street and Limonite Avenue, the level of service changed from LOS E to LOS F during the morning peak hour and from LOS D to LOS E during the evening peak hour. For Archer Street and Limonite Avenue, the level of service changed from LOS C to LOS F during the morning peak hour and unchanged at LOS E during the evening peak hour.

The roadway segment of Limonite Avenue between Felspar Street and Hudson Street is currently not operating at an acceptable LOS. Under the Project Completion scenario the V/C ratio does not significantly increase.

Scenario #3: Cumulative Conditions Analysis

The intersection of Hudson Street and Limonite Avenue is currently operating at a LOS F during the morning peak hour and at LOS E during the evening peak hour. Again, the southbound left turning movement is contributing the worst delay at this location. The intersection of Archer Street and Limonite Avenue is operating at LOS F during the morning peak hour and LOS E during the evening peak hour. The northbound left turning movement is once again contributing the worst delay at this study intersection. The Project incrementally increases the delay.

Overall, the roadway link of Limonite Avenue between Felspar Street and Hudson Street will remain at LOS E after the construction of the proposed Project and any approved cumulative projects in the future.

<u>Summary</u>

As shown in Table 14, the following study intersection is currently operating at an unacceptable Level of Service for Existing Conditions:

• #3. Archer Street and Limonite Avenue (LOS E).

As shown in Table 13, the following study intersections will operate at an unacceptable Level of Service for Project Completion (2019):

- #2. Hudson Street and Limonite Avenue (LOS F in the AM Peak Hour and LOS E in the PM Peak Hour).
- # 3. Archer Street and Limonite Avenue (LOS F in the AM Peak Hour and LOS E in the PM Peak Hour).

As shown in Table 13, the following study intersections will operate at an unacceptable Level of Service for Project Completion (2019) with Cumulative Conditions:

- #2. Hudson Street and Limonite Avenue (LOS F in the AM Peak Hour and LOS E in the PM Peak Hour).
- # 3. Archer Street and Limonite Avenue (LOS F in the AM Peak Hour and LOS E in the PM Peak Hour).

Intersection #/Location	Scenario						
	Existing Project Completion (2019) Conditions		pletion (2019)	Project Completion (2019) with Cumulative Conditions			
	АМ	РМ	AM	РМ	AM	РМ	
1. Felspar Street and Limonite Avenue	В	D	В	D	В	D	
2. Hudson Street and Limonite Avenue	E	D	F	E	F	Е	
3. Archer Street and Limonite Avenue	С	Е	F	E	F	Е	
4. Collins Street and Limonite Avenue	В	С	С	С	С	С	
Source: Traffic Impact Study	(Appendix J)						

Table 14. Summary of Intersection Level of Service (LOS) and Impacts.

Since the level of services is impacted incrementally by the Project, the Project will be required to provide fair share contributions dependent on the volumes contributed by the Project site to the impacted intersections. The City is currently evaluating a corridor capacity enhancement program to address projected poor operating conditions on Limonite Avenue between Felspar and Van Buren Boulevard. Since the City has this in place, the Project will need to pay a fair share to address its share of the projected future impacts. The following mitigation measure is required:

Mitigation Measure TR-1. Transportation System Improvement Fair Share Contribution. The City has a project that will address signal timing and operations that when completed, will mitigate the Project' impacts at the two unsignalized intersections analyzed in the Traffic Impact Study prepared by KOA dated April 5, 2018. A fair share contribution towards that City project will address the Project's share of the impact identified in the Project's traffic study. The current estimated cost of the City project is \$38,000. The Project traffic on Limonite Avenue is estimated to be approximately 15.7% of the identified project growth, less any approved, but unbuilt development traffic per the Caltrans fair-share formula. Based on those values, the Project's fair share for the City project along Limonite Avenue will be \$213.00 per unit, or a total of \$5,964.00 This amount is to be paid at the time the applicant is required to pay the Transportation Uniform Mitigation Fees (TUMF) and City of Jurupa Valley Development Impact Fees (DIF).

Transit Service Analysis

The Riverside Transit Agency, a public transit agency serves the region and the City of Jurupa Valley. There is no bus service adjacent to the Project site. In addition, the Project is not proposing to construct any improvements would interfere with any future bus service.

Bicycle & Pedestrian Facilities Analysis

The Project is not proposing to construct any improvements that will interfere with bicycle and pedestrian use. Pedestrian and bicycle access will be available to the Project site from 59th Street, 60th Street, and Hudson Street. Therefore, the Project will not conflict with an applicable plan, ordinance or policy applying to non-motorized travel. Impacts are less than significant.

3.17(b) Conflict with an applicable congestion management program, including, but not limited to, level-of-service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Riverside County Congestion Management Program, Traffic Impact Study (Appendix J).

Impact Analysis

The Riverside County Transportation Commission was designated as the Congestion Management Agency for Riverside County in 1990, and therefore, prepares and administers the Riverside County Congestion Management Program in consultation with the Technical Advisory Committee which consists of local agencies, the County of Riverside, transit agencies, and subregional agencies. The intent of the Riverside County Congestion Management Program is to more directly link land use, transportation, and air quality, thereby prompting reasonable growth management programs that will effectively utilize new transportation funds, alleviate traffic congestion and related impacts, and improve air quality.

Limonite Avenue is a designated Congestion Management Program roadway. As shown in the analysis under Issue 3.16 (a) above, the Project will incrementally contribute to existing deficiencies at the intersections of Hudson Street and Limonite Avenue and Archer Street and Limonite Avenue. Mitigation Measure TR-1 is required in order to mitigate this impact to less than significant.

3.17(c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Determination: No Impact.

Source: Airport Land Use Commission (ALUC) Development Review-Director's Determination (Appendix H).

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project does not include an air travel component (e.g., runway, helipad, etc.). Accordingly, the Project would not have the potential to affect air traffic patterns, including an increase in traffic levels or a change in flight path location that results in substantial safety risks. In addition, the Project site is located within Airport Compatibility Zone E of the *2005 Riverside Municipal Airport Compatibility Plan*. Compatibility Zone E does not restrict residential density. As such, impacts would be less than significant.

3.17(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Determination: No Impact.

Source: Project Application Materials.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

All roadway improvements will be constructed to meet City standards. The Project is located in area with existing residential development and an elementary school. As such, the Project would not be incompatible with existing development in the surrounding area to the extent that it would create a transportation hazard as a result of an incompatible use. Impacts would be less than significant and mitigation is not required.

3.17(e) Result in inadequate emergency access?

Determination: No Impact.

Source: Project Application Materials.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

The Project proposes 28 residential homes which would increase the need for emergency access toand-from the site. Adequate emergency access would be provided to the Project site from 59th Street, 60th Street, and Hudson Street. 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.

With the adherence to mandatory requirements for emergency vehicle access, there are no impacts and no mitigation measures are required.

3.17(f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Determination: No Impact.

Source: General Plan Circulation Element, Project Application Materials.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

The Riverside Transit Agency, a public transit agency serves the region and the City of Jurupa Valley. In addition, the Project is not proposing to construct any improvements would interfere with any future bus service. As such, the Project as proposed will not conflict with an applicable plan, ordinance or policy applying to transit services. Impacts would be less than significant and no mitigation would be required.

3.18 TRIBAL CULTURAL RESOURCES

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.	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)?				
b.	A resource determined by the lead agency, in its				
	discretion and supported by substantial				
	evidence, to be significant pursuant to criteria				
	set forth in subdivision (c) of 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?				

3.18(a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

Determination: No Impact.

Source: Eastern Information Center Records Search (Appendix D).

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

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

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

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

2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

According to a records search obtained from the Eastern Information Center of the California a Historical Resources Information System dated September 28, 2017 indicated that a *Phase I Cultural Resource Study* (RI-5628) identified no cultural resources were found on the site and that further study is not recommended.

Based on the analysis above, there are no impacts to above ground historical resources.

3.18(b A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of 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?

Determination: Potentially Significant Impact With Mitigation Incorporated.

Source: Eastern Information Center Records Search (Appendix D),, AB52 and SB18 Tribal Consultation.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

AB 52 Consultation

On July 1, 2015 AB 52 (Gatto, 2014) went into effect. AB 52 established "Tribal Cultural resources" as a resource subject to CEQA review. Tribal Cultural Resources are either of the following:

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

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

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

(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the

criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

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

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

- Gabrieleño Band of Mission Indians Kizh Nation
- Soboba Band Luiseño Indians
- Torres Martinez Band of Cahuilla Indians.

The Gabrieleño Band of Mission Indians – Kizh Nation and the Soboba Band Luiseño requested consultation and indicated that tribal cultural resources could be present on the site.

Senate Bill (SB) 18 Consultation

Signed into law in September 2004, and effective March 1, 2005, SB 18 requires that, prior to the adoption or amendment of a city or county's general plan, the city or county consult with California Native American tribes for the purpose of preserving specified places, features, and objects located within the city or county's jurisdiction. SB 18 also applies to the adoption or amendment of specific plans. This bill requires the planning agency to refer to the California Native American tribes specified by the Native American Heritage Commission and to provide them with opportunities for involvement. As required by SB18, the Planning Department sent out a notification to the Native American tribes on to Consultation List provided by the Native American Heritage Commission. The following tribes responded:

- Soboba Band Luiseño Indians (requested consultation).
- Aqua Caliente Band of Cahuilla Indians (indicated that a records check of the ACBCI cultural registry revealed that this Project is not located within the Tribe's Traditional Use Area (TUA). Therefore, they defer to the other tribes in the area.

As a result the AB52 and SB 18 consultation processes, the following mitigation measure is required:

<u>Mitigation Measure TCR-1: Native American Monitoring, Treatment of Discoveries, and</u> <u>Disposition of Discoveries</u>.

MONITORING:

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

copy of the agreement shall be provided to the Jurupa Valley Planning Department prior to the issuance of a grading permit.

TREATMENT OF DISCOVERIES:

If a significant tribal cultural resource is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). A representative of the appropriate Native American Tribe(s), the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented to protect the identified tribal cultural resources from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the tribal cultural resources in accordance with current professional archaeology standards. The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery and shall require that all recovered artifacts undergo basic field analysis and documentation or laboratory analysis, whichever is appropriate. At the completion of the basic field analysis and documentation or laboratory analysis, any recovered tribal cultural resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the City of Jurupa Valley. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Jurupa Valley Planning Department, the Eastern Information Center, and the appropriate Native American Tribe.

DISPOSITION OF DISCOVERIES:

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

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

a) A fully executed reburial agreement with the appropriate culturally affiliated Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed.

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

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

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

With implementation of Mitigation Measure TCR-1, impacts will be less than significant.

3.19 UTILITIES AND SERVICE SYSTEMS

Wa	ould the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
d.	Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?				
e.	Result in a determination by the wastewater treatment provider, which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?				
f.	Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?				
g.	Comply with federal, state, and local statutes and regulations related to solid waste?				

3.19(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Determination: Less Than Significant Impact.

Source: Jurupa Community Services District.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Wastewater collection services would be provided to the Project site by the Jurupa Community Services District ("District"). Wastewater generated by any development proposed on the Project site will be collected and conveyed through wastewater conveyance facilities (trunk sewer, lift station, and force main) to the Riverside Water Quality Control Plant (RWQCP), which is located on Acorn Street in the City of Riverside. The RWCQP is required to operate its treatment facility in accordance with the waste treatment and discharge standards and requirements set forth by the Santa Ana Regional Water Quality Control Board. The proposed Project would not install or utilize septic systems or alternative wastewater treatment systems; therefore, the Project would have no potential to exceed the applicable wastewater treatment requirements established by the.

3.19(b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Determination: Less Than Significant Impact.

Sources: Jurupa Community Services District, Project Application Materials.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Water and sewer service to the Project site will be provided by the Jurupa Community Services District.

Water:

Water service is available from an existing 6-inch diameter waterline in Hudson Street east of the Project boundary, from an existing 6-inch diameter waterline in 60th Street southwest of the Project boundary, and from an existing 8-inch diameter waterline in 59th Street northwest of the Project boundary. Approximately 200 linear feet of offsite waterlines will need to be constructed in order to connect to the waterline in 60th Street. The waterline(s) will be constructed within the improved right-of-way of the aforementioned existing streets.

Sewer:

Sewer service is available from an existing 15-inch diameter sewerline in Hudson Street east of the Project boundary, from an existing 8-inch diameter waterline in 60th Street southwest of the Project boundary, and from an existing 6-inch sewerline in 59th Street north of the Project boundary. The sewerline(s) will be constructed within the improved right-of-way of the aforementioned existing streets.

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

3.19(c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Determination: Less Than Significant Impact.

Source: Project Application Materials.

Impact Analysis

Plans, Policies, or Programs (PPP)

Refer to PPP 3.9-1 through PPP 3.9-4 under Section 3.9-Hydrology and Water Quality.

Project Design Features (PDF)

Refer to PDF 3.9-1 under Section 3.9-Hydrology and Water Quality.

Drainage will flow from the interior streets where it will be captured in the water quality basin located on the southside of proposed Street B where it intersects with Hudson Street.

The construction of the on-site and off-site drainage facilities would result in physical impacts to the surface and subsurface of the Project site. These impacts are part of the Project's construction phase and are evaluated in the appropriate sections of this Initial Study. In any instances where impacts have been identified for the Project's construction phase, Plans, Policies, Programs (PPP), Project Design Features (PDF), or Mitigation Measures are required to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this Initial Study would not be required

3.19(d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Determination: Less Than Significant Impact.

Source: Water and Sewer Availability for Tract 37052 (Appendix K).

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Water supplies to the Project area site provided by the Jurupa Community Services District (JCSD), which obtains water supplies entirely from groundwater production. The largest source of groundwater is the Chino Groundwater Basin that supplies all of the District's potable wells. In addition, a small amount of non-potable water is supplied from the Riverside Groundwater Basin.

The Chino Basin was adjudicated by the California Superior Court in 1978 to regulate the amount of groundwater that can be pumped from the basin by creating the Chino Basin Watermaster to oversee management of water rights. The Jurupa Community Services District currently has total production water rights of 14,659 AFY from the Chino Basin. In addition, the District has rights to "carry over" supplies of water that was previously not used. Due to the existing regulations related to groundwater pumping that are implemented by the Chino Basin Watermaster, the Jurupa Community Services District would not pump substantial ground water amounts that could result in a substantial depletion of groundwater supplies. JCSD's current water supply exceeds projected maximum day demand projected in the next five years (2016 -2021).

Based on the analysis above, impacts are less than significant.

3.19(e) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?

Determination: Less Than Significant Impact.

Source: Rubidoux Community Services District., CalEEMod.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

The District purchases treatment capacity at the Riverside Water Quality Control Plant (RWQCP), which is located on Acorn Street in the City of Riverside. The current capacity of the RWQCP is 40 million gallons per day (approximately 123 acre-feet per day). The District is currently in the early planning stages for construction of additions to the plant. Quantities of wastewater collected and conveyed by the District to the RWQCP in 2015 was 2,212 AF/yr. The quantities projected to be conveyed by District and treated by the City of Riverside over the next 25 years are: 2,290 AF/yr in 2020; 2,310 AF/yr in 2025; 2,320 AF/yr in 2030; 2,330 AF/yr in 2035; and 2,350 SF/yr in 2040.

Wastewater use for the Project was estimated by using The California Emissions Estimator Model (CalEEMod). The model can be used to estimate wastewater usage for analysis in CEQA documents. The Project is estimated to have an indoor water demand of 1.42 million gallons per year which includes wastewater. Assuming (a maximum) that all the water is discharged to the sewer system, the increase in wastewater from the proposed Project would be 4.35 AF (acre feet per year), which

is within the operational capacity of the RWQCP. The capacity of existing wastewater treatment plant would be able to accommodate this increase within the existing capacity. Therefore, implementation of the proposed Project would not result in impacts related to wastewater treatment provider capacity, and impacts would be less than significant.

3.19(f) Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?

Determination: Less Than Significant Impact.

Sources: Riverside County Waste Management, Cal Recycle Facility/Site Summary Details, CalEEMod.

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 3.17-1 The Project shall comply with Section 4.408 of the *2013 California Green Building Code Standards*, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Jurupa Valley shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa shall review and verify the Contractor's documentation that confirms the volumes and types of wastes that were diverted from landfill disposal, in accordance with the approved construction waste management plan.

Project Design Features (PDF)

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

Construction Related Impacts

Waste generated during the construction phase of the Project would primarily consist of discarded materials from the construction of streets, common areas, infrastructure installation, and other project-related construction activities. Solid waste generated in Jurupa Valley is generally transported to the Agua Mansa 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, including the Badlands Sanitary Landfill and the El Sobrante Landfill.

According to the Cal Recycle Facility/Site Summary Details website accessed on June 2, 2018, these landfills receive well below their maximum permitted daily disposal volume and demolition and construction waste generated by the Project is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Furthermore, none of these regional landfill facilities are expected to reach their total maximum permitted disposal capacities during the

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

<u>Operational Related Impacts</u>

To determine the solid waste demand of the proposed Project, default values for single-family residential housing were taken from CalEEMod. Based on CalEEMod default estimates for the proposed Project's land uses, the proposed Project would result in a solid waste generation of approximately 7.46 tons per year. Based on the current recycling requirements, which require diversion of 50 percent of solid waste away from landfills, the proposed Project's solid waste generations per AB 341 will become effective, which will require diversion of 75 percent of solid waste from landfills. Thus, it is anticipated that solid waste landfill disposal from operation of the Project in 2020 would be further reduced to approximately 1.87 tons per year.

According to the Cal Recycle Facility/Site Summary Details website accessed on November 2, 2018 the Badlands Sanitary Landfill has a permitted disposal capacity of 4,000 tons per day with a remaining capacity of 14,730,020 cubic yards. The Badlands Sanitary Landfill is estimated to reach capacity, at the earliest time, in the year 2024. The El Sobrante Landfill has a permitted disposal capacity of 16,034 tons per day with a remaining capacity of 145,530,000 tons. The El Sobrante Landfill is estimated to reach capacity, at the earliest time, in the year 2024.

Solid waste generated during long-term operation of the Project would ultimately be disposed of at the Badlands Sanitary Landfill and/or the El Sobrante Landfill. During long-term operation, the Project's solid waste (without the 50% and 75% reduction described above) would represent less than 0.003% of the daily permitted disposal capacity at the Badlands Sanitary Landfill and less than 0.0009% of the daily permitted disposal capacity at the El Sobrante Landfill.

Because the Project would generate a relatively small amount of solid waste per day, as compared to the permitted daily capacities for Badlands Sanitary Landfill and the El Sobrante Landfill, these regional landfill facilities would have sufficient daily capacity to accept solid waste generated by the Project.

Based on the above analysis, impacts are less than significant.

3.19(g) Comply with federal, state, and local statutes and regulations related to solid waste?

Determination: Less Than Significant Impact.

Sources: California Assembly Bill 939 (Sher), Riverside County Waste Resources Management District, Riverside County Integrated Waste Management Plan, Riverside County Waste Management Department, Solid Waste System Study Report, Waste Management "El Sobrante Landfill"

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 3.19-1 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. Prior to the issuance of building permits, the City of Jurupa Valley shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa shall review and verify the Contractor's documentation that confirms the volumes and types of wastes that were diverted from landfill disposal, in accordance with the approved construction waste management plan.

Project Design Features (PDF)

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

Construction Related Impacts

Waste generated during the construction phase of the Project would primarily consist of discarded materials from the construction of streets, common areas, infrastructure installation, and other project-related construction activities. According to the Riverside County Waste Management Department, solid waste generated within the City of Jurupa Valley is deposited at the Badlands Sanitary Landfill and the El Sobrante Landfill.

According to the Cal Recycle Facility/Site Summary Details website accessed on November 2, 2018, these landfills receive 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

The California Integrated Waste Management Act established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the Act established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of California Integrated Waste Management Act and its diversion mandates.

The Project's waste hauler would be required to coordinate with the waste hauler to develop collection of recyclable materials for the Project on a common schedule as set forth in applicable local, regional, and State programs. Recyclable materials that would be recycled by the Project include paper products, glass, aluminum, and plastic.

Additionally, the Project's waste hauler would be required to comply with all applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the landfills that serve the Project are reduced in accordance with existing regulations.

Based on the analysis above, impacts are less than significant.

3.20 WILDFIRE

WILDFIRE If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				
b) 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?				
c) 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?				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				

Determination: No Impact.

Sources: General Plan, Cal Fire.

Impact Analysis

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). As shown in General Plan Figure 8-11, Jurupa Valley contains several areas within Very High and High fire severity zones that are located in an SRA. SRAs are those areas of the state in which the responsibility of preventing and suppressing fires is primarily that of the Department of Forestry and Fire Protection, also known as CAL FIRE.

However, according to General Plan Figure 8-11, The Project site is located in the "Urban-Unzoned" fire hazard area and is thus not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. As such, there are no impacts.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

Wa	ould the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b.	Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				
с.	Does the Project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				

Impact Analysis

3.21(a) Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: This Initial Study Checklist.

Impact Analysis

As noted in the analysis throughout this Initial Study, the following apply to the Project and would reduce impacts relating to this issue. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

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Plans, Policies, or Programs (PPP)

All Plans, Policies, or Programs pertaining to Biological Resources and Cultural Resources shall apply.

Project Design Features (PDF)

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

Mitigation Measure(s)

BIO-1, BIO-2, CR-1 through CR-4, and TCR-1 shall apply.

In instances where impacts have been identified, the Plans, Policies, or Programs were applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduces environmental impacts, or Mitigation Measures are required to reduce impacts to less than significant levels. Therefore, Project does not have impacts which would 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.

3.21(b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Determination: Less Than Significant Impact With Mitigation Incorporated. *Source: This Initial Study Checklist.*

Impact Analysis

As noted in the analysis throughout this Initial Study Checklist, the following apply to the Project and would reduce impacts relating to this issue. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

Plans, Policies, or Programs (PPP)

All Plans, Policies, or Programs (PPP) identified in this Initial Study Checklist document shall apply.

Project Design Features (PDF)

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

Mitigation Measures (MM)

BIO-1, BIO-2, CR-1 through CR-4, NOI-1, TR-1, and TCR-1 shall apply.

In instances where impacts have been identified, the Plans, Policies, or Programs were applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduces environmental impacts, or Mitigation Measures are required to reduce impacts to less than significant levels. Therefore, Project does not have impacts that are cumulatively considerable.

3.19(c) Does the Project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?

Determination: Less Than Significant Impact. Source: This Initial Study Checklist.

Impact Analysis

As noted in the analysis throughout this Initial Study Checklist, the following apply to the Project and would reduce impacts relating to this issue. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

Plans, Policies, or Programs (PPP)

All Plans, Policies, or Programs pertaining to Aesthetics, Agriculture and Forestry Resources, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Transportation/Traffic, and Utility and Service Systems shall apply.

Project Design Features (PDF)

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

Mitigation Measures (MM)

NOI-1 and TR-1 shall apply.

In instances where impacts have been identified, the Plans, Policies, or Programs were applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduces environmental impacts. Therefore, Project does not have impacts which would cause substantial adverse effects on human beings, either directly or indirectly.

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4.0 REFERENCES

California Environmental Quality Act (CEQA) Guidelines. <u>http://opr.ca.gov/m_ceqa.php</u>

California Environmental Quality Act (CEQA) Air Quality Handbook. <u>http://opr.ca.gov/m_ceqa.php</u>

City of Jurupa Valley General Plan, 2017 <u>www.jurupavalley.org</u>

City of Jurupa Valley General Plan EIR, 2017 <u>www.jurupavalley.org</u>

California Department of Finance E-5 Population Estimates. <u>https://www.google.com/search?ei=Y280W4vhHcOTzwKnnoYY&q=+California+Department+of+F</u> <u>inance+E-5</u>

California Department of Toxic Substances Control, <u>www.dtsc.ca.gov</u>

City of Riverside, Wastewater Collection and Treatment Facilities Integrated Master Plan, February 2008.

https://www.google.com/search?source=hp&ei=NG80W_zAD8j0zgLkrJHwAw&q=City+of+Riversid e%2C+Water

Countywide Integrated Waste Management Plan www.rivcowom.org

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

South Coast Air Quality Management District, <u>www.aqmd.gov</u>.

South Coast Air Quality Management District, Final 2016 Air Quality Management Plan <u>www.aqmd.gov</u>

Western Riverside County Multiple Species Habitat Conservation Plan. <u>http://www.rctlma.org/mshcp/</u>

Western Riverside Council of Governments Subregional Climate Action Plan, September 2014. <u>http://www.wrcog.cog.ca.us/community/sustainability</u>

Jurupa Community Services District, Draft 2015 Urban Water Management Plan <u>https://www.jcsd.us/documents</u>

5.0 REPORT PREPARATION PERSONNEL

LEAD AGENCY:

City of Jurupa Valley Planning Department 8930 Limonite Avenue Jurupa Valley, Ca 92509

Ernest Perea, CEQA Administrator

6.0 MITIGATION MONITORING REPORTING PROGRAM

PROJECT NAME: General Plan Amendment No. 16005, Tentative Tract Map 37052.

DATE: Revised February 20, 2020

PROJECT MANAGER: Chris Mallec, Associate Planner

PROJECT DESCRIPTION:

- **General Plan Amendment (GPA) 16005:** Amend the City of Jurupa Valley General Plan Land Use Map from LDR (Low Density Residential Country Neighborhood: ½ acre lots) to MDR (Medium Density Residential up to 5 dwelling units per acre)
- **Tentative Tract Map (TTM) 37052:** Subdivide an existing 7.25 acre vacant lot into 28 residential lots averaging 7,793 square feet.

PROJECT LOCATION: West side of Hudson Street between 59th and 60th Streets, Jurupa Valley, CA, APN: 165-100-027.

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

- *Plans, Policies, or Programs (PPP)* These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduce environmental impacts.
- **Project Design Features (PDF)** These measures include features proposed by the Project that are already incorporated into the Project's design and are specifically intended to reduce or avoid impacts (e.g., water quality treatment basins).
- *Mitigation Measures (MM)* These measures include requirements that are imposed where the impact analysis determines that implementation of the proposed Project would result in significant impacts; mitigation measures are proposed in accordance with the requirements of CEQA.

Plans, Policies, or Programs (PPP) and Project Design Features (PDF) were assumed and accounted for in the assessment of impacts for each issue area. Mitigation Measures were formulated only for those issue areas where the results of the impact analysis identified significant impacts. All three types of measures described above will be required to be implemented as part of the Project.

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
AESTHETICS			
PPP 3.1-1 As required by Municipal Code Section 9.55.020(1) (1) building height shall not exceed three (3) stories, with a maximum height of forty (40) feet.	Planning Department	Prior to the issuance of building permits	
 PPP 3.1-2 As required by <i>General Plan</i> Policy COS 10.1, require outdoor lighting to be shielded and prohibit outdoor lighting that: 1. Operates at unnecessary locations, levels, and times. 2. Spills onto areas off-site or to areas not needing or wanting illumination. 3. Produces glare (intense line-of-site contrast). 4. Includes lighting frequencies (colors) that interfere with astronomical viewing. 	Planning Department	Prior to the issuance of an occupancy permit and during project operation.	
AIR QUALITY			
 PPP 3.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads. Measures listed below (or equivalent language) shall appear on all Project grading plans, construction specifications and bid documents, and the City shall ensure such language is incorporated prior to issuance of any grading permits: <i>"All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions."</i> <i>"The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day."</i> 	Engineering Department	During grading	
• <i>"The contractor shall ensure that traffic speeds on unpaved roads and Project site</i>			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
areas are reduced to 15 miles per hour or less."			
PPP 3.3-2 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 "PM10 Emissions from Paved and Unpaved Roads and Livestock Operations" and Rule 1186.1, "Less-Polluting Street Sweepers." Adherence to Rules 1186 and 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.	Building & Safety Department	During construction	
 PPP 3.3-3 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. The measure listed below (or equivalent language) shall appear on all Project grading plans, construction specifications and bid documents, and the City shall ensure such language is incorporated prior to issuance of any building permits: <i>"In order to limit the VOC content of architectural coatings used in the SCAB, architectural coatings shall be no more than a low VOC default level of 50 g/L unless otherwise specified in the SCAQMD Table of Standards (pg. 32-33)."</i> 	Building & Safety Department Engineering Department Planning Department	During construction and on-going	
PPP 3.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 <i>"PM10 Emissions from Paved and Unpaved Roads and Livestock Operations"</i> and Rule 1186.1, <i>"Less-Polluting Street Sweepers."</i> Adherence to Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.	Building & Safety Department	During construction	
PPP 3.3-5 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 " <i>Nuisance.</i> " Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.	Planning Department	On-going	
BIOLOGICAL RESOURCES			
PPP 3.4-1 The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) as required by Municipal Code Chapter 3.80.	Planning Department	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
 Mitigation Measure-BIO-1: Pre-Construction Burrowing Owl Survey. Within 30 calendar days prior to grading, a qualified biologist shall conduct a survey of the Project's proposed impact footprint and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Jurupa Valley Planning Department prior to the issuance of a grading permit and subject to the following provisions: a. In the event that the pre-construction survey identifies no burrowing owls in the impact area, a grading permit may be issued without restriction. b. In the event that the pre-construction survey identifies the presence of burrowing owl, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall follow the methods recommended by the California Department of Fish and Wildlife (CDFW, 2012) and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP, 2006) for passive or active relocation of burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife relocation protocol. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow California Department of Fish and Wildlife relocation protocol. The biologist shall provide evidence in writing to the Planning Department that the species has fledged or been relocated prior to the issuance of a grading permit. 	Planning Department	Prior to the issuance of a grading permit	
Mitigation Measure BIO-2- Nesting Bird Survey. As a condition of approval for all grading permits, 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 in accordance with the following requirements:	Planning Department	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
a. A migratory nesting bird survey of the Project's impact footprint shall be conducted by a qualified biologist within three business (3) days prior to initiating vegetation clearing or ground disturbance.			
b. A copy of the migratory nesting bird survey results report shall be provided to the City of Jurupa Planning Department. If the survey identifies the presence of active nests, then the qualified biologist shall provide the Planning Department with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the Planning Department and shall be no less than a 300-foot radius around the nest for non-raptors and a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and Planning Department verify that the nests are no longer occupied and the juvenile birds can survive independently from the nests.			
CULTURAL RESOURCES			
MM- CR-1: Archaeological Monitoring. A qualified archaeologist (the "Project Archaeologist") shall be retained by the developer prior to the issuance of a grading permit. The Project Archaeologist will be on-call to monitor ground-disturbing activities and excavations on the Project site following identification of potential cultural resources by project personnel. If archaeological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Archaeologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-2 shall apply.	Planning Department	Prior to the issuance of grading permit	
<u>MM-</u> CR-2: Archeological Treatment Plan . If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be	Engineering Department	During grading	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
suspended 100 feet around the resource(s). The archaeological monitor, the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Jurupa Valley Planning Department and the Eastern Information Center.			
MM-CR-3: Paleontological Monitoring. A qualified paleontologist (the "Project Paleontologist") shall be retained by the developer prior to the issuance of a grading permit. The Project Paleontologist will be on-call to monitor ground-disturbing activities and excavations on the Project site following identification of potential paleontological resources by project personnel. If paleontological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Paleontologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-4 shall apply.	Engineering Department	During grading	
MM-CR-4: Paleontological Treatment Plan. If a significant paleontological resource(s) is discovered on the property, in consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.	Planning Department	Prior to the issuance of an occupancy permit or as otherwise determined by the Planning Director	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 3.5-1 The project is required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq.	Planning Department	During grading	
GEOLOGY AND SOILS			
PPP 3.7-1 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's 3.10-1 through PPP 3.10-4 in Section 3.10, <i>Hydrology and Water Quality</i> shall apply.	Engineering Department	Prior to the issuance of a grading permit and during operation	
GREENHOUSE GAS EMISSIONS			
PPP 3.8-1 As required by Municipal Code Section 8.05.010, <i>California Energy Code</i> , prior to issuance of a building permit, the Project Applicant shall submit showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Building Code Title 24 requirements.	Building & Safety Department	Prior to the issuance of building permits	
PPP 3.8-2 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	
PPP 3.8-3 As required by Municipal Code Section 8.05.010 (8), the Project proponent shall comply with the <i>California Green Building Standards</i> .	Building & Safety Department	Prior to the issuance of building permits	
HAZARDS AND HAZARDOUS MATERIALS		•	
PPP 3.9-1 As required by <i>General Plan</i> Policy CSSF 1.31-Federal/State Laws. Comply with federal and state laws regarding the management of hazardous waste and materials.	Fire Department	On-going	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
HYDROLOGY AND WATER QUALITY			
PPP 3.10-1 As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban</i> <i>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 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.	Engineering Department	Prior to the issuance of grading permits	
PPP 3.10-2 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.	Engineering Department	Prior to the issuance of grading permits and during construction	
PPP 3.10-3 As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban</i> <i>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:	Engineering Department	Prior to the issuance of grading permits and during operation	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
(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.			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 3.10-4 As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section E,</i> any person or entity that owns or operates a commercial and/or industrial facility(s) shall comply with the provisions of this chapter. All such facilities shall be subject to a regular program of inspection as required by this chapter, any NPDES permit issued by the State Water Resource Control Board, Santa Ana Regional Water Quality Control Board, Porter-Cologne Water Quality Control Act (Wat. Code Section 13000 et seq.), Title 33 U.S.C. Section 1251 et seq. (Clean Water Act), any applicable state or federal regulations promulgated thereto, and any related administrative orders or permits issued in connection therewith.	Engineering Department	During operation	
NOISE			
PPP 3.13-1 As required by Municipal Code Section 11.05.020 (9), private construction projects located within one-quarter (¼) of a mile from an inhabited dwelling shall not perform construction between the hours of six (6:00) p.m. and six (6:00) a.m. during the months of June through September and between the hours of six (6:00) p.m. and seven (7:00) a.m. during the months of October through May.	Building & Safety Department	Prior to the issuance of a building permit	
PPP 3.13-2 As required by Jurupa Valley Municipal Code Section 11.05.040, no person shall create any sound, or allow the creation of any sound, on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards set forth in Table 1 of this section or that violates the special sound source standards set forth in Section 11.05.060.	Building & Safety Department	During operation	
Mitigation Measure NOI-1-Construction Noise Mitigation Plan . Prior to the issuance of a grading permit, the developer is required to submit a construction-related noise mitigation plan to the City Planning Department for review and approval. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project. In addition, the plan shall require that the following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. These notes also shall be	Planning Department	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
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."			
PUBLIC SERVICES			
PPP 3.15-1 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	
PPP 3.15-2 As required by Municipal Code Chapter 3.75 et seq., the Project proponent shall pay a Development Impact Fee (DIF) following protocol for impact fee collection.	Building & Safety Department	Per Municipal Code Chapter 3.75	
PPP 3.15-3 As required by Section 65995 of the Government Code, the Project Applicant shall pay required development impact fees to the applicable school district following protocol for impact fee collection required by that district.	Building & Safety Department	Prior to the issuance of building permits	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 3.15-4 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	
TRANSPORTATION/TRAFFIC			
PPP 3.17-1 Prior to the issuance of any building permit, the Project Proponent shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF), and the City of Jurupa Valley Development Impact Fee (DIF).	Building & Safety Department	Prior to the issuance of building permits	
PPP 3.17-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee to assist the City in providing revenue that the City can use to fund transportation improvements such as roads, bridges, major improvements and traffic signals.	Building & Safety Department	Prior to the issuance of building permits	
Mitigation Measure TR-1. Transportation System Improvement Fair Share <u>Contribution</u> . The City has a project that will address signal timing and operations that when completed, will mitigate the Project' impacts at the two unsignalized intersections analyzed in the Traffic Impact Study prepared by KOA dated April 5, 2018. A fair share contribution towards that City project will address the Project's share of the impact identified in the Project's traffic study. The current estimated cost of the City project is \$38,000. The Project traffic on Limonite Avenue is estimated to be approximately 15.7% of the identified project growth, less any approved, but unbuilt development traffic per the Caltrans fair-share formula. Based on those values, the Project's fair share for the City project along Limonite Avenue will be \$213.00 per unit, or a total of \$5,964.00 This amount is to be paid at the time the applicant is required to pay the Transportation Uniform Mitigation Fees (TUMF) and City of Jurupa Valley Development Impact Fees (DIF).	Engineering Department	At the time the applicant is required to pay the Transportation Uniform Mitigation Fees (TUMF) and City of Jurupa Valley Development Impact Fees (DIF).	
TRIBAL CULTURAL RESOURCES			
Mitigation Measure TCR-1: Native American Monitoring, Treatment of Discoveries, and Disposition of Discoveries.	Planning Department Engineering Department	Prior to the issuance of a grading permit and during grading	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
MONITORING:			
Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 process. The applicant shall coordinate with the Tribe to develop a Tribal Monitoring Agreement(s). A copy of the agreement shall be provided to the Jurupa Valley Planning Department prior to the issuance of a grading permit.			
TREATMENT OF DISCOVERIES:			
If a significant tribal cultural resource is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). A representative of the appropriate Native American Tribe(s), the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented to protect the identified tribal cultural resources from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the tribal cultural resources in accordance with current professional archaeology standards. The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery and shall require that all recovered artifacts undergo basic field analysis and documentation or laboratory analysis, any recovered tribal cultural resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the City of Jurupa Valley. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Jurupa Valley Planning Department, the Eastern Information Center, and the appropriate Native American Tribe.			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
DISPOSITION OF DISCOVERIES:			
In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project. The following procedures will be carried out for treatment and disposition of the discoveries:			
The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to tribal cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Jurupa Valley Planning Department with evidence of same:			
a) A fully executed reburial agreement with the appropriate culturally affiliated Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed.			
b) A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.			
c) If more than one Native American Group is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center by default.			
d) Should reburial of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Jurupa Valley Planning Department. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
and curation method shall be described in the Phase IV monitoring report.			
UTILITY AND SERVICE SYSTEMS			
PPP 3.18-1 The Project shall comply with Section 4.408 of the 2013 California Green Building Code Standards, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Jurupa Valley shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa shall review and verify the Contractor's documentation that confirms the volumes and types of wastes that were diverted from landfill disposal, in accordance with the approved construction waste management plan.	Department	Prior to the issuance of building permits	

ATTACHMENT NO. 2

Resolution No. 2020-14

RESOLUTION NO. 2020-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF **JURUPA** VALLEY SUSTAINING, WITH **MODIFICATIONS**, THE PLANNING **COMMISSION'S ADOPTION MITIGATED** OF Α **NEGATIVE DECLARATION AND MITIGATION MONITORING AND** REPORTING PROGRAM AND **APPROVAL** OF TENTATIVE TRACT MAP NO. 37052, A SCHEDULE "A" SUBDIVISION OF APPROXIMATELY 7.25 GROSS ACRES OF REAL PROPERTY LOCATED WEST OF HUDSON STREET BETWEEN 60TH AND 59TH STREETS (APN: 165-100-027) INTO **TWENTY-EIGHT** SINGLE-FAMILY **RESIDENTIAL LOTS**

THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES RESOLVE AS FOLLOWS:

<u>Section 1.</u> <u>Project</u>. Andrew Shores and Paul Talanian (collectively, the "Applicant") have applied for General Plan Amendment No. 16005 and revised Tentative Tract Map No. 37052 (collectively, Master Application No. 16146 or MA No. 16146) to change the land use designation of real property located west of Hudson Street between 60th and 59th Streets (APN: 165-100-027) from Low Density Residential - Country Neighborhood (LDR) to Medium Density Residential (MDR), and to permit a Schedule "A" subdivision of approximately 7.25 gross acres into twenty-eight (28) single-family residential lots, two (2) water retention basin lots, and three (3) lettered street lots (A-C) on real property located west of Hudson Street between 60th and 59th Streets (APN: 165-100-027) in the One (1) Family Dwellings (R-1) Zone (the "Project"). Revised Tentative Tract Map No. 37052 is the subject is this Resolution.

<u>Section 2.</u> <u>Tentative Tract Map</u>.

(a) The Applicant is seeking approval of Tentative Tract Map No. 37052, a revised Schedule "A" subdivision of approximately 7.25 gross acres into twenty-eight (28) single-family residential lots, two (2) water retention basin lots, and three (3) lettered street lots (A-C) on real property located west of Hudson Street between 60th and 59th Streets (APN: 165-100-027).

(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 Schedule "A" maps. Further, Sections 7.05.020.A. and 7.15.150 of the Jurupa Valley Municipal Code provide that the Planning Commission is authorized to approve, conditionally approve, or disapprove all such tentative map land divisions and report the action directly to the City Council and the land divider.

(c) Section 7.15.130.A. of the Jurupa Valley Municipal Code provides that within fifty (50) days after the date of filing of a commercial parcel map, a public hearing on the map must be held before the Planning Commission. Section 7.15.130.B. of the Jurupa Valley

Municipal Code provides that after the close of the hearing, the Planning Commission must approve, conditionally approve, or disapprove the proposed tentative map, file notice of the decision with the City Clerk, and mail notice of the decision to the land divider, or his or her authorized agent, and any interested party requesting a copy.

(d) Section 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.

(e) Section 7.15.140 of the Jurupa Valley Municipal Code provides that the action of the Planning Commission on a tentative Schedule "A" map will be final, unless the final decision is appealed by the land divider or any interested party.

(f) Sections 7.05.030.B. and 7.15.150 (as in effect prior to February 21, 2019) of the Jurupa Valley Municipal Code provided that if a land divider or any interested party believes that they may be adversely affected by the decision of the Planning Commission, the land divider

or any interested party may appeal the decision to the City Council. Any such appeal shall be filed with the City Clerk within ten (10) days after the notice of decision of the Planning Commission appears on the City Council's agenda. The appeal must be filed in writing, stating the basis for appeal, and must be accompanied by the applicable fee.

(g) Section 7.15.150 (as in effect prior to February 21, 2019) of the Jurupa Valley Municipal Code provided that upon the filing of the appeal, the City Clerk shall set the matter for public hearing on a date within thirty (30) days after the date of the filing of the appeal and shall give notice of the public hearing in the same manner as was given for the original hearing. Further, the City Council shall render its decision on the appeal within ten (10) days of the closing of the hearing.

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

(a) The application for MA No. 16146 was processed including, but not limited to, a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

On November 28, 2018, the Planning Commission of the City of Jurupa (b) Valley held a public hearing on MA No. 16146, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing. Following a discussion of the Project the Planning Commission voted to: (1) recommend approval of General Plan Amendment No. 16005 by adopting Planning Commission Resolution No. 2018-11-28-03, a Resolution of the Planning Commission of the City of Jurupa Valley Recommending that the City Council of the City of Jurupa Valley Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and Approve General Plan Amendment No. 16005 to Change the Land Use Designation of Approximately 7.25 Gross Acres of Real Property Located West of Hudson Street Between 60th and 59th Streets (APN: 165-100-027) from Low Density Residential - Country Neighborhood (LDR) to Medium Density Residential (MDR); and (2) approve Tentative Tract Map No. 37052 by adopting Planning Commission Resolution No. 2018-11-28-04, a Resolution of the Planning Commission of the City of Jurupa Valley Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and Approving Tentative Tract Map No. 37052, a Schedule "A" Subdivision of Approximately 7.25 Gross Acres of Real Property Located West of Hudson Street between 60th and 59th Streets (APN: 165-100-027) into Twenty-Eight Single-Family Residential Lots.

(c) On January 17, 2019, the City Council held a public hearing on General Plan Amendment No. 16005, at which time all persons interested in the General Plan Amendment No. 16005 had the opportunity and did address the City Council on these matters. Following the receipt of public testimony the City Council voted to appeal the Planning Commission's approval of Tentative Tract Map No. 37052 and continued the public hearing to an unspecified date in order to consider General Plan Amendment No. 16005 concurrently with Tentative Tract Map No. 37052.

(d) After January 17, 2019, the applicant submitted a revised Tentative Tract Map No. 37052 showing the addition of a secondary access road.

(e) On March 19, 2020, the City Council held a public hearing on MA No. 16146, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony the City Council continued the public hearing to April 2, 2020, in order for the applicant to attend the public hearing.

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

Section 4. California Environmental Quality Act Findings for Adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The City Council of the City of Jurupa Valley does hereby make the following environmental findings and determinations in connection with the approval of the Project:

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

(b) Thereafter, City staff provided public notice of the public comment period and of the intent to adopt the MND as required by law. The public comment period commenced on November 8, 2018, and expired on November 27, 2018. Copies of the documents have been available for public review and inspection at City Hall, 8930 Limonite Avenue, Jurupa Valley, California 92509. The City received did not receive any comments during the public review period.

(c) On November 28, 2018, the Planning Commission reviewed the MND and the Mitigation Monitoring and Reporting Program ("MMRP"), attached as Exhibit "B," and all comments received regarding the MND and, based on the whole record before it, found that:

1) The MND was prepared in compliance with CEQA;

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

3) The MND reflects the independent judgment and analysis of the Planning Commission.

(d) Based on the findings set forth in Planning Commission Resolution No. 2018-11-28-04, the Planning Commission adopted the MND and MMRP for the Project.

(e) Based upon the evidence presented at the hearing, including the staff report and oral testimony, the City Council hereby sustains the Planning Commission's adoption of the MND and MMRP for the Project as set forth in Planning Commission Resolution No. 2018-11-28-04. (f) The Planning Director is authorized and directed to file a Notice of Determination in accordance with CEQA.

<u>Section 5.</u> <u>Findings for Approval of Tentative Tract Map No. 37052</u>. The City Council of the City of Jurupa Valley does hereby find, determine, and declare that the Planning Commission's approval of the proposed Tentative Tract Map No. 37052 should be sustained because:

(a) With the approval of proposed General Plan Amendment No. 16005, the proposed land division will be consistent with the requirements of the 2017 Jurupa Valley General Plan and the General Plan land use designation of Medium Density Residential (MDR), which permits up to five (5) dwelling units per acre. Proposed Tentative Tract Map No. 37052 will facilitate the future construction of twenty-eight (28) single family residential lots at a density of 3.8 dwelling units per acre, which is below the maximum allowable density for the MDR land use designation;

(b) With the approval of proposed General Plan Amendment No. 16005, the design or improvement of the proposed land division will be consistent with the 2017 Jurupa Valley General Plan, in that the proposed General Plan Amendment from Low Density Residential – Country Neighborhood (LDR) to Medium Density Residential (MDR) is consistent with the existing land use development, which is primarily single-family housing tracts developed under the R-1 zone development standards of 7,200 square foot minimum lot area, 60 foot minimum average lot width and 100 foot minimum average lot depth;

(c) The 7.25 gross acre site of the proposed land division is physically suitable for the type of development in that it is a relatively flat, undeveloped, vacant lot located adjacent to other single-family residential land uses, with adequate water and sewer connections and public services available to the site;

(d) With the approval of proposed General Plan Amendment No. 16005, the site of the proposed land division is physically suitable for the proposed density of the development in that it proposes twenty-eight (28) single-family residential dwelling units at a density of 3.8 dwelling units per acre, which is below the maximum allowable density under the MDR land use designation;

(e) The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that the subject site is highly disturbed and occupied by ruderal flora and bare ground. Because of the existing degraded site condition, the absence of special-status plant communities, and overall low potential for most special-status species to utilize or reside onsite, the design of the proposed land division and the proposed improvements are not expected to directly impact federal or state-listed threatened or endangered species;

(f) The design of the proposed land division or the type of improvements are not likely to cause serious public health problems. An Initial Study was prepared that evaluated potential effects with respect to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems. The MND determined that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been required or revisions in the Project have been made or agreed to by the Applicant. Furthermore a Phase 1 Environmental Site Assessment (ESA) report prepared for the proposed Project did not reveal evidence of a recognized environmental condition in connection with the subject site. The Initial Study determined that, with the incorporation of mitigation measures, there is no substantial evidence that the proposed Project may have a significant effect on the environment. As such, the proposed Project will not cause serious public health problems; and

(g) 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 there are no on-site easements within the subject site, the proposed Project will connect to water and sewer lines that will be constructed in in 60th Street, proposed Street A, and proposed Street B, and all proposed utilities are required to be undergrounded.

<u>Section 6.</u> <u>Approval of Tentative Tract Map No. 37052 with Conditions</u>. Based on the foregoing, the City Council of the City of Jurupa Valley hereby sustains the Planning Commission's approval of Tentative Tract Map No. 37052 to permit a revised Schedule "A" subdivision of approximately 7.25 gross acres into twenty-eight (28) single-family residential lots, two (2) water retention basin lots, and three (3) lettered street lots (A-C) on real property located west of Hudson Street between 60th and 59th Streets (APN: 165-100-027), subject to the recommended conditions of approval attached hereto as Exhibit "A." The Planning Commission's approval of revised Tentative Tract Map No. 37052 is conditioned upon the City Council's adoption of a resolution or ordinance approving General Plan Amendment No. 16005, and the Planning Commission's approval shall not take effect until the effective date of the resolution or ordinance approving General Plan Amendment No. 16005.

Section 7. <u>Certification</u>. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Jurupa Valley on this 2nd day of April, 2020.

Anthony Kelly, Jr. Mayor ATTEST:

Victoria Wasko, CMC City Clerk

CERTIFICATION

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

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2020-14 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the 2^{nd} day of April 2020 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 2nd day of April 2020.

Victoria Wasko, City Clerk City of Jurupa Valley

Exhibit A

Conditions of Approval

EXHIBIT A

PLANNING DEPARTMENT

- <u>PROJECT PERMITTED</u>. Master Application (MA) No. 16146 (General Plan Amendment (GPA) No. 16005 and Tentative Tract Map (TTM) No. 37052) is the approval for a (1) change in land use designation from County Neighborhood to Medium Density Residential and (2) subdivision of a 7.25 acre parcel into 28 singlefamily residential lots with two water quality basin lots (Lot 29 & 30); three lettered street lots (A-C) and related infrastructure improvements. The property is located west of Hudson Street between 60th and 59th Streets, APN: 165-100-027.
- 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.** <u>CONSENT TO CONDITIONS.</u> Within thirty (30) days after project approval, the owner or designee shall submit written consent to the required conditions of approval to the Planning Director or designee.
- 4. <u>ACKNOWLEDGEMENT OF RECEIPT FORM</u>. Within thirty (30) days after project approval, the owner or designee shall submit written consent to having received a copy of the "Applicant's Acknowledgement of Comments and Code Information from Internal/External Agencies". The receipt form shall be given to the Planning Director or designee.
- 5. <u>MITIGATION MEASURES</u>. This project shall be subject, and comply with, all of the mitigation measures set forth in the Mitigation Monitoring and Reporting Program

adopted by the City Council Resolution No. 2020-13 in connection with the adoption of the Mitigated Negative Declaration (MND) prepared for the project.

- 6. <u>FEES.</u> The approval of MA16146 (GPA16004 & TTM37052) shall not become effective until all planning fees have been paid in full.
- 7. <u>ALL INCORPORATE CONDITIONS. Prior to the issuance of any building permit</u>, the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the project's final approval.
- 8. <u>APPROVAL PERIOD TENTATIVE TRACT MAP.</u> An approved or conditionally approved tentative tract map shall expire 36 months after such approval unless, within that period of time, a final map shall have been approved and filed with the County Recorder. Prior to the expiration date, the land divider may apply in writing for an extension of time pursuant to Title 7 (Subdivisions). 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, 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.
- <u>CONFORMANCE TO APPROVED EXHIBITS</u>. The project shall be in conformance to the approved plans (listed below) with <u>any changes</u> in accordance to these conditions of approval:
 - a. Tentative Tract Map No. 37052: prepared by Sake Engineers, dated November 15, 2018
 - b. Conceptual Landscape Plans (Wall/Fence Plan included) dated November 15, 2018
- 10. <u>SUBMITTAL AND APPROVAL OF A SITE DEVELOPMENT PERMIT</u>. Prior to the <u>issuance of any building permit</u>, the applicant shall submit an application for a Site Development Permit that includes the following plans to the City for review and approval: site plan, floor plan, elevations, landscape plan, and a wall and fence plan. The plans must be in substantial conformance with the R-1 (One Family Dwellings) Development Standards and with the County of Riverside's Design Guidelines which was adopted upon incorporation. Each set of plans may be submitted separately with a Site Development Permit application. Wall and Fence Plans shall adhere to the approved exhibits (10b).

11. ON-SITE LANDSCAPING.

- a. <u>Prior to the issuance of any Building permit</u>, the applicant shall submit a "Professional Services (PROS)" application (with current fees) and the following items for Planning Director review and approval:
 - i. The total cost estimate of landscaping, irrigation, and one-year of maintenance.
 - ii. Completed City Faithful Performance Bond for Landscape Improvements form with original signatures after the City provides the applicant with the required amount of bond.
 - iii. Completed City Landscape Agreement with original signatures after the City has reviewed the submitted cost estimate.

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- iv. Final landscape, maintenance, planting, and irrigation plans and digital copies (CD format). The plans shall include the following:
 - a. Compliance with Mitigation Monitoring and Reporting Program, Biological Resources Mitigation Measure BIO-6-Tree Preservation and Replacement.
 - b. Compliance with approved Development Plan.
 - c. Compliance with Title 9 (Planning and Zoning) landscaping requirements.
- v. <u>STREET TREES</u>. Street trees and related security and agreements are required pursuant to Chapter 7.55 of Title 7 (Subdivisions). Tree size, specimen and installation shall be under the direction of the Engineering Department if they are within the public right-of-way.

b. <u>The following events shall be satisfied in the order it is listed prior to the</u> issuance of the Certificate of Occupancy of each building:

- i. <u>Substantial Conformance Letter</u>: The Landscape Architect of Record shall conduct an inspection and submit a letter to the City of Jurupa Valley Planning Department once the Landscape Architect of Record has deemed the installation is in conformance to the approved plans.
- ii. <u>City Inspection</u>: 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.
- MAXIMUM HEIGHT OF SOLID FENCING AND WALLS WITHIN THE FRONT SETBACK. No solid fencing or wall shall exceed 42-inches in height within the front setback. Walls/Fencing outside of the front setback areas shall not exceed six (6) feet in overall height.
- <u>BLOCK WALL FOR INTERIOR AND SIDE LOT LINES</u>. Block walls shall be used for interior side lot lines. Decorative wrought iron gates shall be used on all side gates at individual parcels.

<u>Prior to the issuance of a building permit</u>, the applicant shall submit a Wall and Fence plan that is consistent with this condition to the Planning Department for review and approval.

- 14. <u>GRAFFITI PROTECTION FOR WALLS.</u> <u>Prior to the issuance of any building</u> <u>permit</u>, the applicant shall submit a wall plan that includes anti-graffiti coating or protection for the exterior side of all perimeter walls for City review and approval. The applicant shall remove any graffiti on the property as soon as possible. In addition, if the applicant was notified by the City, the applicant shall remove the graffiti within seven (7) days of the City's notice.
- 15. JURUPA AREA RECREATION AND PARK DISTRICT. Prior to the issuance of any building permit, the applicant shall submit proof of satisfying any fees, dedications, or requirements by the Jurupa Area Recreation and Park District to the Building Official.
- <u>ALL IMPACT FEES</u>. <u>Notwithstanding the Mitigation Monitoring and Reporting</u> <u>Program (MMRP)</u>, the applicant shall the pay the following impact fees (unless exempt) in accordance to 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. The applicant shall pay any owed TUMFs by the required deadline pursuant to Chapter 3.70 of the Municipal Code.
- 17. <u>SALE OF INDIVIDUAL BUILDINGS.</u> No structure constructed on Project site may be sold until the subject Project on which the structure is located is divided and a final map recorded in accordance with the City's subdivision regulations such that the structure is located on a separate legally divided parcel.

ENGINEERING DEPARTMENT

1. GENERAL REQUIREMENTS (ENGINEERING)

- 1.1. The use hereby conditioned is for a Schedule "A" subdivision, Tentative Tract No. 37052; being a subdivision of Lot 57 and portion of Lot 58 of Fairhaven Farms, Map Book 6, Page 2, of Maps on file in Official Records of Riverside County, California; more particularly Assessor's Parcel Number APN 165-100-027; containing 7.25 acres gross. Lots 1 through 28 inclusive are for residential purposes; Lots 29 and 30 will be retained by the owner and shall be for open space water quality purposes; Lots "A" through "E" inclusive, will be dedicated to the City of Jurupa Valley for public road and utility purposes. Exhibit titled Tentative Tract No. 37052, prepared by SAKE Engineers, Inc., dated October 18, 2017, is hereby referenced.
- 1.2. This land division shall comply with the State of California Subdivision Map Act, the City of Jurupa Valley Municipal Code, and Riverside County Ordinance No. 460; as it pertains for Schedule "A" subdivision for residential purposes, unless otherwise modified by the conditions listed herein.
- 1.3. It is assumed that any easements shown on the referenced exhibits are shown correctly and include all the easements that encumber the subject property. The Project proponent shall secure approval from all easement holders for all grading and improvements which are proposed over the respective easement or provide evidence that the easement has been relocated, quitclaimed, vacated, abandoned, easement holder cannot be found, or is otherwise of no affect. Should such approvals or alternate action regarding the easements not be provided, the Project proponent may be required to amend or revise the permit application.
- 1.4. 59th Street is a Local Road with a right-of-way width of 60 feet. Right-of-way dedication to provide parkway improvements and cul-de-sac improvements at road terminus is required. The applicant will be required to prepare street improvement plans and construct improvements on 59th Street along the project's frontage. The improvements include, but are not limited to, cul-de-sac curb and gutter, sidewalk, landscaped parkway and signing and striping. Improvements shall be constructed per modified Riverside County Road Standard No. 105 and

as approved by the Public Works Director. The project proponent shall cause improvement plans to be prepared and submitted for review and approval of the City Engineer. The Project proponent shall cause improvement plans to be prepared and submitted for review and approval of the City Engineer.

- 1.5. 60th Street is a Local Road with a right-of-way width of 60 feet. Right-of-way dedication to provide 30 feet half ultimate-width from centerline to the property line is required. The applicant will be required to prepare street improvement plans and construct improvements on 60th Street as identified on these conditions of approval. The improvements include, but are not limited to, curb and gutter, sidewalk, landscaped parkway and signing and striping. Improvements shall be constructed per modified Riverside County Road Standard No. 105 and as approved by the Public Works Director. The project proponent shall cause improvement plans to be prepared and submitted for review and approval of the City Engineer.
- 1.6. Street "A" and Street "B" shall be dedicated as public road and improved as Local Road per Riverside County Standard 105. The applicant will be required to prepare street improvement plans and construct improvements. Improvements include, but are not limited to, a 40 feet road on a 60-foot right-of-way; curb and gutter, sidewalk, drive approaches, landscaped parkway, and signing and striping. The project proponent shall cause improvement plans to be prepared and submitted for review and approval of the City Engineer.
- 1.7. Hudson Street is an existing Local Road. Applicant is required to prepare street improvement plans and construct improvements for Street "B" and Hudson Street intersection, as identified on these conditions of approval or approved by the City Engineer. The project proponent shall cause improvement plans to be prepared and submitted for review and approval of the City Engineer.
- 1.8. New street lights are required on 59th Street, 60th Street, Street "A", Street "B", and Hudson Street intersection. The project proponent shall cause streetlight plans to be prepared and submitted for review and approval of the City Engineer.
- 1.9. In compliance with Santa Ana Regional Water Quality Control Board Orders this project is required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. Guidelines and templates to assist the developer in completing the necessary studies are available on-line at www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.
- 1.10. Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Riverside County Ordinance 460 and 461, as adopted by the City. This also applies to existing overhead lines which are 33.6 kilovolts or below within and along the project frontage and between the nearest poles offsite in each direction of the project site. All utility extensions within the subdivision and within individual lots shall be placed underground.
- 1.11. Owner will be required to annex into Jurupa Valley L&LMD 89-1-C for the maintenance of the following improvements: tree trimming of trees on right-of-way on proposed Street "A", Street "B", 60th Street, and 59th Street; and

streetlights per approved streetlight plans for this subdivision; or as approved by the City Engineer.

1.12. An Environmental Constraint Sheet (ECS) is required to be prepared for this project for filing with the City Engineer at the time of recording the final map.

2. PRIOR TO GRADING PERMIT (ENGINEERING)

Grading and Drainage

- 2.1. No grading permit shall be issued until the Tentative Tract Map (TTM), and all other related cases are approved and are in effect, unless otherwise approved by the City Engineer.
- 2.2. The Developer shall prepare a "rough" grading plan or a combined "rough and precise" grading plan for the entire site. The grading plan shall be prepared under the supervision of a civil engineer licensed in the state of California (Project Civil Engineer) and he/she must sign the plan. The printed name and contact information of the Project Civil Engineer shall be included on the face of the grading plan. The grading plan shall be approved by the City Engineer.
 - 2.2.1. 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 Project Proponent shall provide adequate drainage facilities and/or appropriate easement(s), if necessary, as approved by the City Engineer.
 - 2.2.2. The grading plan shall provide for protection of downstream properties from damages caused by alteration of the drainage patters, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement(s), if necessary, as approved by the City Engineer.
 - 2.2.3. Temporary erosion control measures shall be implemented immediately following rough grading to prevent transport and deposition of earthen materials onto downstream/downwind properties, public rights-of-way, or other drainage facilities. Erosion Control Plans showing these measures shall be submitted along with the grading plan for approval by the City Engineer.
 - 2.2.4. Driveway approaches shall be located as shown on the referenced exhibit(s) or as otherwise approved by the City Engineer. The driveway approaches shall be constructed per Riverside County Standard No. 207. Existing driveway approaches, if any, shall be removed and replaced with full height curb and gutter and adjacent sidewalk to match existing, and landscape and irrigation improvements/modifications shall be shown on the street improvement plans.
 - 2.2.5. Grading agreement and securities shall be in place prior to commencement of grading.
- 2.3. Prior to approval of the grading plan, the Project Proponent shall prepare a geotechnical/soils report for the proposed grading, infrastructure improvements

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and post-construction water quality management features and facilities (BMPs) for review and approval of the City Engineer. All recommendations of that report shall be incorporated in the grading plan. The title and date of the geotechnical/soils report and the name and contact information of the Project Geotechnical/Soils Engineer shall be included on the face of the grading plan. The geotechnical/soils engineer must sign the grading plan.

- 2.4. Prior to approval of precise grading plans, the Project Proponent shall cause a Water Quality Management Plan (WQMP) to be prepared in conformance with the requirements of the City of Jurupa Valley and the Riverside County Flood Control and Water Conservation District (RCFC&WCD) for approval of the City Engineer.
- 2.5. Prior to approval of the grading plan for disturbance of one (1) or more acres the landowner shall provide evidence that it has prepared and submitted to the State Water Resources Control Board (SWRCB) a Storm Water Pollution Prevention plan (SWPPP). The SWRCB issued WDID number shall be included on the face of the grading plan.
- 2.6. Any proposed retaining walls will require a separate permit(s). Permits shall be obtained prior to the issuance of any grading permit unless otherwise approved by the City Engineer and Building Official.
- 2.7. Where grading involves import or export the Project Proponent shall obtain approval for the import/export location, from the Engineering department, if located in the City. If import/export location is outside the City the Project Proponent shall provide evidence that the jurisdictional agency has provided all necessary, separate approvals for import/export to/from the site.
- 2.8. Where grading involves import or export using City streets the Project Proponent shall obtain approval of the haul route and a haul route permit from the Public Works Department.
- 2.9. Prior to approval of the grading plan the Project Proponent shall prepare a final Drainage Study, corresponding with the proposed improvements, for approval of the City Engineer. The drainage study and the grading plan shall be signed by a California licensed civil engineer.
 - 2.9.1. All drainage and storm drain improvements shall be designed in accordance with Riverside County Flood Control & Water Conservation District's standards. Drainage shall be designed to accommodate 100-year storm flows. Minimum drainage grade shall be 1% except on Portland Cement Concrete where 0.5% shall be the minimum.
- 2.10. The Project Proponent shall prepare separate landscaping and irrigation plans for areas within the street right-of-way for review and approval by the City Engineer. Plans shall be per Ordinance 859 and meet these conditions of approval; any modifications shall be approved by the City Engineer.
- 2.11. The Project Proponent shall prepare separate street improvement and street lighting plans for review and approval by the City Engineer.
- 2.12. If grading is required offsite, the Developer shall obtain written notarized letter of permission 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 Developer

to obtain any and all proposed or required easements and/or permissions necessary to perform the grading shown on the site plan, tentative tract map and grading exhibits.

- 2.12.1. Applicant is responsible for obtaining any required easements and authorizations.
- 2.13. Where grading involves import to or export of more than 50 cubic yards from the site the Developer shall obtain approval for the import/export location from the Engineering Department if located in the City.

3. PRIOR TO MAP RECORDATION

- 3.1. No final Map shall be recorded until the Site Development Permit (SDP) and all other related cases are approved and are in effect unless otherwise approved by the City Engineer.
- 3.2. No final Map shall be recorded until the annexation process, if applicable, for the annexation to Jurupa Valley L&LMD 89-1-C associated with this project is finalized.
 - 3.2.1. Project Proponent shall prepare Landscape and Irrigation plans for CFD/ L&LMD. Plans shall be prepared per Riverside County Ordinance 859 and per the City's submittal guidelines and package.
 - 3.2.2. Jurupa Valley L&LMD Zone created will include, but is not limited to, the operation and maintenance of the following:
 - Tree trimming for trees within the public right-of-way, as identified on the L&LMD Landscape Plans and approved by the Director of Public Works;
 - b) Streetlights, as identified on City approved streetlight plans.
 - 3.2.3. The Zone will not maintain the parkway area in front of homeowner's lots. Property owners will be responsible of the maintenance of the landscape in front of their homes within the public right-of-way. The following exception applies: the Zone will be responsible for the tree trimming of trees along parkways on public right-of-way
 - 3.2.4. HOA shall be responsible for maintenance and upkeep of improvements identified on these conditions of approval which include, but are not limited, to the following:
 - a) Water Quality Basins maintenance and operation, lot 29 and lot 30 of the approved TTM;
 - b) Entry monuments.
- 3.3. The Project Proponent shall provide improvement plans for approval of the City Engineer for all public improvements including, but not limited to, street improvements plans showing parkway improvements, road and pavement improvements, streetlights, landscape and irrigation, and water system.

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- 3.4. Rights-of-way for streets and public utilities purposes shall be dedicated and shown on the final Map in accordance with these conditions of approval, the City's Municipal Code, Riverside County Ordinance 460, and Riverside County Ordinance 461. It is understood that the Tentative Tract Map exhibit correctly shows acceptable centerlines, existing easements, traveled ways, and drainage courses, and that the omission or unacceptability may require that the Developer amend or revise the tentative map as may be necessary to allow a finding that the final Map is in substantial conformance with the tentative map.
- 3.5. The Project Proponent shall prepare improvement plans for approval of the City Engineer, that specifically address the following:
 - 3.5.1. The provision of stop control at the proposed intersection: 59th Street and Hudson Street.
 - 3.5.2. The provision of a sidewalk connection and improvements at north of 59th Street extension, including pedestrian crossing at proposed Street A.
 - 3.5.3. A clearly-shown transition from the 30-foot road to proposed 26-foot road on 59th Street.
- 3.6. Applicant shall be responsible for obtaining drainage easement from adjacent property owner (APN 165-100-003), if necessary, for proposed drainage improvements affecting the property.
- 3.7. Plans shall be approved by the City Engineer. Bonds and agreements shall be in place to be accepted along with the Final Map.
 - 3.7.1. Project Proponent shall prepare plans for improvements on 59th Street consistent with these conditions of approval and shall be responsible for the construction of the improvements. Improvements shall provide for:
 - a) Ultimate road and pavement conditions (60 feet wide ultimate rightof-way);
 - b) Design of cul-de-sac per Riverside County Standard No. 800A and as approved by the City Engineer;
 - c) Applicant shall be responsible for any right-of-way acquisition that may be required in order to provide for the design and construction of cul-de-sac;
 - d) Curb and Gutter per Riverside County Standard No. 200 / 201 in accordance to the final drainage report;
 - e) 5-ft curb adjacent landscape and 5-ft sidewalk, within a 10-foot parkway along the south side of 59th Street and around cul-de-sac. Final parkway design at north side of 59th Street shall be approved by City Engineer at cul-de-sac design.
 - f) Design shall include curb-ramps and meet current ADA standards.
 - 3.7.2. Project Proponent shall prepare plans for improvements on 60th Street consistent with these conditions of approval and shall be responsible of construction of the improvements. Improvements shall provide for:
 - a) Ultimate right-of-way width of 60 feet and improved per Riverside

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County Standard No. 105C; any modifications shall be approved by the City Engineer.

- b) Provide half-width plus 12 feet improvements extending from end of existing improvements (east of Sheelite Street) to the subdivision's easterly boundary (proposed Lot 12) and full width improvements to Hudson Street.
- c) Improvements on the south side of 60th Street shall include curb and gutter as approved by the City Engineer.
- d) Improvements on the north side of 60th Street shall include 5-foot curb adjacent landscaping and 5-foot sidewalk. Improvements shall be per Riverside County Standard 105C.
- e) Improvements shall include full intersection improvements at west side of Hudson Street and 60th Street intersection.
- f) Curb and Gutter per Riverside County Standard No. 200 / 201 in accordance to the final drainage report;
- g) Design shall include curb-ramps and meet current ADA standards.
- 3.7.3. Project Proponent shall prepare plans for improvements on Street "B" and consistent with these conditions of approval and shall be responsible of construction of the improvements. Improvements shall provide for:
 - a) Ultimate road and pavement conditions;
 - b) Ultimate right-of-way width of 60 feet and improved per Riverside County Standard No. 105C; any modifications shall be approved by the City Engineer.
 - c) Curb and Gutter per Riverside County Standard No. 200 / 201 in accordance to the final drainage report;
 - d) 5-ft curb adjacent landscape and 5-ft sidewalk within a 10-foot parkway.
 - e) Design shall include curb-ramps and meet current ADA standards.
- 3.7.4. Project Proponent shall prepare plans for improvements on Street "A" and consistent with these conditions of approval and shall be responsible of construction of the improvements. Improvements shall provide for:
 - f) Ultimate road and pavement conditions;
 - g) Ultimate right-of-way width of 60 feet and improved per Riverside County Standard No. 105C; any modifications shall be approved by the City Engineer.
 - h) Curb and Gutter per Riverside County Standard No. 200 / 201 in accordance to the final drainage report;
 - i) 5-ft curb adjacent landscape and 5-ft sidewalk within a 10-foot parkway.
- 3.7.5. Project Proponent shall prepare plans for improvements on proposed Street "A" and Street "B" consistent with these conditions of approval and shall be responsible of construction of the improvements. Improvements shall provide for:
 - a) Ultimate road and pavement conditions;
 - b) 36-ft paved section on 56-ft right-of-way;
 - c) Curb and Gutter per Riverside County Standard No. 200 / 201 in

accordance to the final drainage report;

- d) 5-ft curb adjacent landscape and 5-ft sidewalk within a 10-foot parkway on both sides of the street.
- e) Applicant
- 3.7.6. Separate Street Improvement, Street Lighting, and Utility Plans will be required.
- 3.8. Signing and striping plans for the project shall show appropriate school zone signage and striping; including, but not limited to, crosswalk across Street "B" at Hudson Street intersection or as approved by the City Engineer.
- 3.9. Should this project be within any assessment/benefit district, the Project Proponent shall make application for and pay any reapportionment of the assessment or pay the unit fees in the assessment/benefit district.
- 3.10. Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Riverside County Ordinances 460 and 461, as adopted by the City. The Project Proponent is responsible for coordinating the work with the serving utility company. This requirement applies to underground existing overhead electrical lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site including services that originate from poles on the far side of the street. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. Written proof confirming initiation of the design of utility improvements or relocations, issued by the utility company, shall be submitted to the Engineering Department for verification purposes.
- 3.11. Project proponent shall obtain approval by water and sewer purveyor for water system and sewer system improvement plans (if any). The plans shall be submitted to and approved by the appropriate service district and the City.
- 3.12. The applicant shall make every effort and shall provide good-faith proof of working with the school district to provide connectivity from 59th Street cul-de-sac to Hudson Street, in compliance with the Pedley Village Design Guidelines (PVCDG) and the City's Mobility Element within the General Plan.
 - 3.12.1. The improvements will be within the school district's property; applicant shall be responsible for obtaining any and all required permissions for work within their property.
 - 3.12.2. Design shall be per the School District's guidelines and comply with minimum ADA standards.
 - 3.12.3. Applicant shall coordinate with the School District and present proposed maintenance plan of improvements, to the City's Engineer satisfaction.

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4. PRIOR TO ISSUANCE OF BUILDING PERMIT (ENGINEERING)

- 4.1. The Project geotechnical/soils engineer shall certify to the completion of grading in conformance with the approved grading plans and the recommendations of the Geotechnical/Soils report approved for this project. Minimum street sections and traffic indexes are to be according to Riverside County Standards. Final sections may be greater based on the final R values determined by a Geologist registered in the State of California, and as approved by the City Engineer.
- 4.2. A licensed land surveyor or civil engineer shall certify to the completion of grading in conformance with the lines and grades shown on the approved grading plans.
- 4.3. The Project Proponent shall prepare a precise grading plan, if precise grading was not included in a combined "rough and precise" grading plan. The precise grading plan shall be approved by the City Engineer. Grading agreement and securities shall be in place prior to the commencement of grading.
- 4.4. The site's BMP facilities and features shall be constructed as shown on the project's site grading plans or separate post-construction BMP improvement plans approved of the City Engineer. Post-construction water quality surface features and facilities such as basins and bio-swales are not required to be landscaped prior to issuance of building permits, but must be otherwise constructed and additional temporary erosion control measures in place as approved by the City Engineer.
- 4.5. The required domestic water system improvements, including fire hydrants, shall be installed and accepted.
- 4.6. A fair-share contribution towards signal timing and corridor operations' City project shall be placed to addressed project's at intersections identified on the TIA. The project's fair share contribution is of \$5,966, which corresponds to about 15.7% of the total estimated cost of the City's estimate (\$38,000). The fair share shall be paid in a per lot basis at time of building permit request.

5. PRIOR TO BUILDING PERMIT FINAL INSPECTION (ENGINEERING)

- 5.1. The Project Proponent is responsible for the completing off all grading and construction of all infrastructure improvements within the public right-of-way in accordance with approved plans, with Riverside County Ordinance 461, as adopted by the City, and with all other applicable requirements, to the satisfaction of the City Engineer. Applicant shall ensure that streetlights are energized along the streets where Applicant is seeking Building Final Inspection (Occupancy).
- 5.2. 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 recommendation of the Geotechnical/Soils report approved for this project and the California Building Code Appendix J.
- 5.3. A licensed surveyor or civil engineer shall certify to the completion of precise grading in conformance with the lines and grades shown on the approved grading plans.
- 5.4. The Project Proponent is responsible for completing all landscaping and irrigation improvements within the public right-of-way as applicable.

MA16146 – 28 SINGLE-FAMILY LOTS **CONDITIONS OF APPROVAL (TTM37052) RESOLUTION NO. 2020-14**

The Project proponent is responsible for the completion of all post-construction 5.5. water quality Best Management Practices (BMPs) facilities and features. These facilities and features will require operation and maintenance in perpetuity by the Property Owner(s).

The	Applicar	nt h	ereb	y agrees	that t	hese	e Conditions	of A	Approval a	are va	alid and	lawful
and	binding	on	the	Applican	t, and	its	successors	and	assigns,	and	agrees	to the
Con	ditions o	f Ap	prov	val.								

Applicant's name (Print Form): _____

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

Exhibit B

Mitigation Monitoring and Reporting Program

ATTACHMENT NO. 3

November 28, 2018 Planning Commission Staff Report

City of Jurupa Valley

STAFF REPORT

DATE: NOVEMBER 28, 2018

TO: CHAIR PRO TEM RUIZ AND MEMBERS OF THE PLANNING COMMISSION

FROM: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR

BY: ROCIO LOPEZ, SENIOR PLANNER

SUBJECT: AGENDA ITEM NO. 6.3

MASTER APPLICATION (MA) NO. 16146: TENTATIVE TRACT MAP (TTM) NO. 37052 AND GENERAL PLAN AMENDMENT (GPA) NO. 16005

PROPOSAL: REQUEST TO SUBDIVIDE A 7.25 ACRE PARCEL INTO 28 SINGLE FAMILY RESIDENTIAL LOTS AND AMEND THE GENERAL PLAN LAND USE DESIGNATION FROM LDR (LOW DENSITY RESIDENTIAL – COUNTRY NEIGHBORHOOD) TO MDR (MEDIUM DENSITY RESIDENTIAL)

LOCATION: VACANT PARCEL LOCATED WEST OF HUDSON STREET BETWEEN 60TH AND 59TH STREETS / APN: 165-100-027

APPLICANT: ANDREW SHORES AND PAUL TALANIAN

RECOMMENDATION

By motion:

- Adopt Planning Commission Resolution No. 2018-11-28-03, recommending that the City Council (1) adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and (2) approve General Plan Amendment No. 16005; and
- (2) Adopt Planning Commission Resolution No. 2018-11-28-04, (1) adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and (2) approving Tentative Tract Map No. 37052

PROJECT DESCRIPTION

The Applicant ("Applicant" or "Andrew Shores and Paul Talanian"), have submitted an application for a General Plan Amendment to change the existing land use designation from LDR (Low Density Residential – Country Neighborhood) to MDR (Medium Density Residential) and a Tentative Tract Map to allow the subdivision of a 7.25 gross acre property into 28 single-family residential lots with average lot size of 7,793 square feet; two (2) water retention basins; three lettered street lots (A-C) and the construction of associated infrastructure. The existing R-1 (One (1) Family Dwellings) zone will remain unchanged.

Table 1 provides general project information.

TABLE 1: GENERAL PROJECT INFORMATION				
TOTAL ACREAGE OF PROJECT SITE	7.25 gross acres			
EXISTING GENERAL PLAN LAND USE DESIGNATION	LDR (Low Density Residential – Country Neighborhood): 1 to 2 dwelling units per acre			
PROPOSED GENERAL PLAN LAND USE DESIGNATION	MDR (Medium Density Residential): 2 to 5 dwelling units per acre			
EXISTING POLICY AREA	Equestrian Lifestyle Overlay and Pedley Village Center			
EXISTING ZONING	R-1 (One (1) Family Dwellings) – No change proposed			

LOCATION

The project site is located west of Hudson Street, between 60th and 59th Streets. The property is surrounded by a single-family housing tract to the west, single family homes to the east, southeast and Pedley Elementary School to the north, and vacant property to the immediate south. Exhibit 1 provides the general location and aerial view of the project site. Exhibit 2 provides the existing General Plan Land Use (GPLU) designations and zoning of the site and surrounding parcels.

Pt Pt 59th St 59th St 59th St 59th St 59th St 50th St

EXHIBIT 1: SITE LOCATION MAP

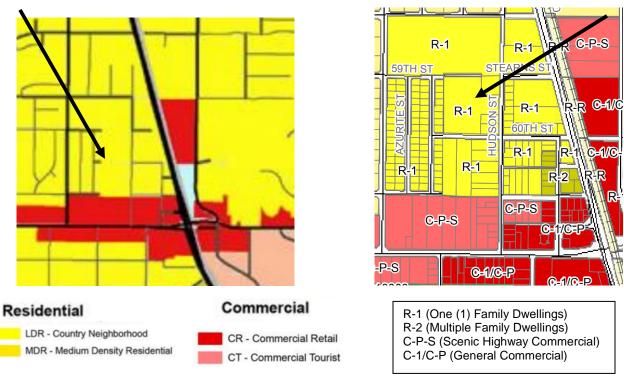


EXHIBIT 2: EXISTING LAND USE (LDR) AND ZONING (R-1) MAPS

REQUIRED ENTITLEMENTS

Subdivisions are regulated by Title 7 (Subdivisions) of the Jurupa Valley Municipal Code. This project is a Schedule "A" subdivision per Section 7.30.040, defined as: "Any division of land into 5 or more parcels, where any parcel is less than 18,000 square feet in net area." Additionally, the action of the Planning Commission on a tentative Schedule "A" map shall be final unless appealed by the Applicant or any interested party.

While the project meets the current R-1 (One (1) Family Dwellings) development standards, the project does not meet the 1 to 2 dwelling units per acre land use criteria within the LDR (Low Density Residential – Country Neighborhood) land use designation. As the project proposes 3.8 dwelling units per acre, the Applicant is requesting General Plan Amendment No. 16005 to change the existing land use from: LDR (Low Density Residential – Country Neighborhood: 1-2 dwelling units per acre) to MDR (Medium Density Residential: 2-5 dwelling units per acre) to accommodate the proposed 28 single family residential lots, see General Plan exhibit (Attachment 3).

BACKGROUND

The Applicant purchased the property with the intent on subdividing the property per the R-1 (One (1) Family Dwellings) development standards which would yield 28 residential lots with a 7,200 square foot minimum lot size. The subdivision also includes public right-of-way dedication and improvements as illustrated on Exhibit 3. A larger version of the proposed subdivision map has been provided under separate cover, see Attachment 9.

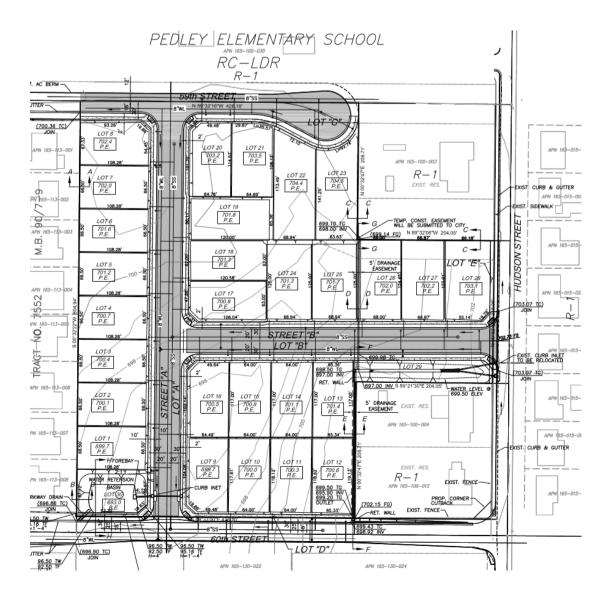


EXHIBIT 3: TENTATIVE TRACT MAP NO. 37052

The map includes building pad elevations on the individual parcels in an effort to analyze future construction of single-family homes for hydrological calculations. Staff proposes a condition that will require a Site Development Permit for the subsequent construction and location of homes. Pad elevations will be deemed approximate only and future construction will be further evaluated for appropriate design, size and architecture.

ANALYSIS

GENERAL PLAN

LOW DENSITY RESIDENTIAL (LDR) - COUNTRY NEIGHBORHOOD

The property is located within a General Plan Land Use designation of LDR (Low Density Residential - Country Neighborhood) which permits up to two (2) dwelling units per acre. Under the current land use designation, up to 14 dwelling units are permitted. The project proposes 28

residential dwelling units at a density of 3.8 dwelling units per acre which is above the maximum allowable density.

The Applicant has therefore requested a General Plan Amendment (GPA16005) to change the land use from LDR to MDR (Medium Density Residential) which allows 2 to 5 dwelling units per acre.

MEDIUM DENSITY RESIDENTIAL (MDR)

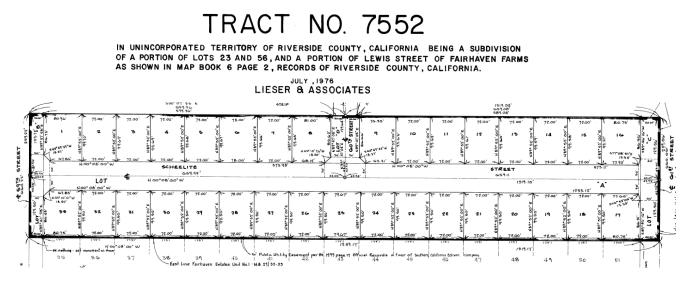
The MDR land use designation provides for the development of detached single-family dwellings on parcels typically ranging from 5,500 to 20,000 square feet. The density range is from 2 to 5 dwelling units per acre, with a minimum lot size of 5,500 square feet to encourage clustering.

The project, if GPA16005 is approved, would be consistent with applicable policies of the MDR land use and density level, which permits 2 to 5 dwelling units per acre. Under the MDR land use designation, up to 36 dwelling units are permitted. The project proposes 28 residential lots, which is below the maximum allowable density in the MDR land use designation.

Adjacent Land Uses

The single family housing tract located to the immediate west of the subject site on Scheelite Street was originally subdivided in 1976 with 7,200 square foot lots and the single family housing tract located west of Scheelite Street on Azurite Street and along the west side of Felspar Street between 61st and 59th Street were originally subdivided in 1954, also with 7,200 square foot lots. Additionally, several parcels located to the immediate east of the subject site were subdivided in the mid-1950s with 7,200 square foot residential lots. Exhibit 4 provides an illustration of the previously approved housing tracts within the immediate area.

EXHIBIT 4: VARIOUS HOUSING TRACTS WITH 7,200 SQUARE FOOT LOTS



FAIRHAVEN ESTATES UNIT NO 1

IN THE COUNTY OF RIVERSIDE

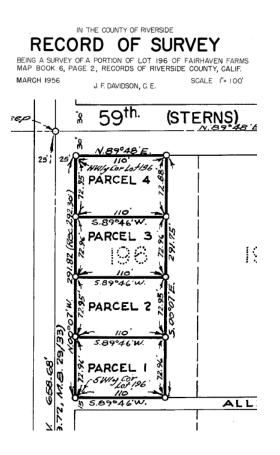
LOCATED WITHIN THE BOUNDARIES OF THE JURUPA RANCHO.

BEING A SUBDIVISION OF LOTS 24,55 & A PORTION OF LOTS 23 & 56 AND A PORTION OF LEWIS STREET OF FAIRHAVEN FARMS AS RECORDED IN MAP BOOK 6, PAGE 2, OF THE RECORDS OF

RIVERSIDE COUNTY, CALIFORNIA. OCTOBER 1954

SCALE:	1 = 100

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Currently, the above noted housing tracts are all within the LDR land use designation of 1 to 2 dwelling units per acre. It's possible that when the County approved these housing tract subdivisions, the state law did not require the zoning to be consistent with the General Plan. Currently, however, these housing tracts are not in conformance with the LDR land use designation. In order to bring the land use of these 7,200 square foot lots into consistency with

the LDR designation, the 7,200 foot housing tracts would all have to be rezoned to either R-A (Residential Agricultural) or A-1 (Light Agricultural). Since most of the parcels within this area were subdivided and developed under the R-1 zone development standards with minimum lot areas of 7,200 square feet, average lot widths of 60 feet and a minimum average lot depths of 100 feet, achieving consistency between the current R-1 zone and LDR designation is not possible.

Ultimately, the City will need to change to General Plan Land Use designation for all the parcels currently zoned R-1 in this area to MDR inasmuch as they are already developed per the MDR land use designation and the R-1 zoning standards.

PEDLEY VILLAGE CENTER

The subject property is located within the Pedley Village Center which includes specific design guidelines for residential development projects as outlined in the enclosed Pedley Village Center Design Guidelines (PVCDG), see Attachment 5. There are several policies within the PVCDG which include:

- 1. New residential developments should be designed to connect streets, walkways and trails with existing adjacent neighborhoods and should not prevent vehicular circulation with existing adjacent neighborhoods.
 - a. <u>Circulation and connectivity</u>: While Planning staff encouraged the Applicant to provide connectivity from 59th Street to Hudson Street, the portion of property located between the end of the proposed cul-de-sac and Hudson Street is privately owned by both the Jurupa Unified School District and the property owner to the immediate east of the subject site as shown on Exhibit 5.



EXHIBIT 5: PORTION OF LAND BETWEEN CUL-DE-SAC & HUDSON ST.

Engineering staff further explained that the Applicant would have to acquire land from both owners of this portion of land and have it dedicated as right-of-way to the City. The Engineering Department ultimately recommended the cul-de-sac at the terminus of 59th Street not extend through to Hudson Street, citing that the General Plan did not identify 59th Street going through and connecting to Hudson Street.

With proposed "B" Street and 60th Street extending to Hudson Street, both the Planning and Engineering Departments deemed that the map provides the recommended circulation and connectivity to satisfy the General Plan Mobility Element and the PVCDG goals.

While the map provides landscaped parkways and streetscapes that are pedestrian friendly and which promote neighborhood safety and interaction, connectivity is essential. In addition to vehicular connectivity, pedestrian connectivity and access is crucial, particularly with the safe route for school children as identified in the PVCDG, which also promotes the health, safety and welfare of existing and future residents.

In an effort to promote a direct and safe route for school children to and from this proposed subdivision and Pedley Elementary school, the Engineering Department has recommended the following conditions after discussions with both the Planning Department and the Jurupa Unified School District (JUSD):

- 3.8 Signing and striping plans for the project shall show appropriate school zone signage and striping; including, but not limited to, crosswalk across Street "B" at Hudson Street intersection or as approved by the City Engineer.
- 3.12 The applicant shall make every effort and shall provide good-faith proof of working with the school district to provide connectivity from 59th Street cul-de-sac to Hudson Street, in compliance with the Pedley Village Design Guidelines (PVCDG) and the City's Mobility Element within the General Plan.
 - 3.12.1.1 The improvements will be within the school district's property; applicant shall be responsible for obtaining any and all required permissions for work within their property.
 - 3.12.1.2 Design shall be per the School District's guidelines and comply with minimum ADA standards.
 - 3.12.1.3 Applicant shall coordinate with the School District and present proposed maintenance plan of improvements, to the City's Engineer satisfaction.
- 2. In compliance with the Pedley Village Center Design Guidelines (PVCDG), future development of the residential development shall highly conform to the provisions of these guidelines.
 - a. <u>Neighborhood Design</u>: Traditional neighborhood design with high quality architectural design including varying styles such as Craftsman, Victorian, California Bungalow, American Farmhouse and California Ranch as shown on the City's Architectural Residential Style sheets, see Attachment 6.
 - b. <u>Edges</u>: Carefully design the edges of the project to provide generous landscaping, connectivity and compatibility with adjoining land uses.

Since the project incorporates landscaped parkways adjacent to curb and gutter, sidewalks will not be adjacent to splitface perimeter walls along Lots 8, 9, 16, 17, 20 and 28. In compliance with the PVCDG, the project has incorporated landscape buffers between sidewalk and split face walls along these lots.

c. Generous landscaping.

The project provides for attractive landscaping and perimeter walls, fencing and gates as shown on Attachment 10 (Conceptual Landscape and Wall/Fence Plan).

COUNTYWIDE DESIGN GUIDELINES

In addition to the PVDG, subdivisions are required to comply with the Riverside County Design Guidelines, including the Second District Guidelines.

The map will be conditioned to require a Site Development Permit for review and approval of future residential development prior to the issuance of any building permits. Such Site Development Plan shall include, but not be limited to, site plan, floor plan, elevations, landscape plan and a wall and fence plan. The plans must be in substantial conformance with the R-1 (One Family Dwellings) Development Standards, with the PVDG and the County of Riverside's Design Guidelines, including those within the Second District.

ZONING DEVELOPMENT STANDARDS

R-1 ZONE (ONE (1) FAMILY DWELLINGS)

The subject property is located within the R-1 zone and is subject to Section 9.55.020 (Development Standards), which states that the lot area of any parcel/lot shall not be less than 7,200 square feet with a minimum average lot width of 60 feet and a minimum average lot depth of 100 feet. Additionally, the minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of 35 feet.

All 28 lots exceed the required 7,200 square-foot lot area, with lots averaging 7,793 square feet, and all comply with the average lot width of 60 feet and average lot depth of 100 feet, see Tables 3:

	LOT SUMM			
LOT NO.	LOT AREA (NET)	PAD AREA	LOT WIDTH	LOT DEPTH
1	7,200.00 Sq Ft	6,758.75 Sq Ft	66.50 Ft	108.28 Ft
2	7,200.52 Sq Ft	6,867.91 Sq Ft	66.50 Ft	108.28 Ft
3	7,200.51 Sq Ft	6,864.17 Sq Ft	66.50 Ft	108.28 Ft
4	7,200.51 Sq Ft	6,860.44 Sq Ft	66.50 Ft	108.28 Ft
5	7,200.51 Sq Ft	6,848.84 Sq Ft	66.50 Ft	108.28 Ft
6	7,200.50 Sq Ft	6,873.91 Sq Ft	66.50 Ft	108.28 Ft
7	7,200.50 Sq Ft	6,856.99 Sq Ft	66.50 Ft	108.28 Ft
8	7,200.50 Sq Ft	6,832.94 Sq Ft	67.40 Ft	108.28 Ft
9	7,471.87 Sq Ft	6,486.63 Sq Ft	64.50 Ft	117.40 Ft
10	7,543.29 Sq Ft	7,062.17 Sq Ft	64.00 Ft	117.87 Ft
11	7,575.46 Sq Ft	7,096.35 Sq Ft	64.00 Ft	118.35 Ft
12	7,766.45 Sq Ft	7,098.94 Sq Ft	65.33 Ft	118.86 Ft
13	7,645.61 Sq Ft	7,342.14 Sq Ft	65.33 Ft	116.99 Ft
14	7,487.95 Sq Ft	7,294.45 Sq Ft	64.00 Ft	116.99 Ft
15	7,487.95 Sq Ft	7,288.86 Sq Ft	64.00 Ft	116.99 Ft
16	7,436.06 Sq Ft	6,655.10 Sq Ft	64.50 Ft	116.99 Ft
17	7,500.83 Sq Ft	6,616.41 Sq Ft	63.00 Ft	120.83 Ft
18	7,458.10 Sq Ft	7,079.73 Sq Ft	62.00 Ft	120.30 Ft
19	8,515.10 Sq Ft	7,220.40 Sq Ft	65.70 Ft	124.70 Ft
20	7,307.50 Sq Ft	6,518.17 Sq Ft	64.60 Ft	114.59 Ft
21	7,355.45 Sq Ft	7,056.61 Sq Ft	64.69 Ft	114.46 Ft
22	10,164.80 Sq Ft	10,000.64 Sq Ft	62.80 Ft	156.45 Ft
23	9,412.34 Sq Ft	9,455.23 Sq Ft	66.00 Ft	142.57 FT
24	8,617.92 Sq Ft	7,899.19 Sq Ft	68.94 Ft	125.00 Ft
25	8,617.92 Sq Ft	7,863.66 Sq Ft	68.94 Ft	125.00 Ft
26	8,481.24 Sq Ft	8,147.08 Sq Ft	68.00 Ft	124.71 Ft
27	8,303.33 Sq Ft	7,862.40 Sq Ft	66.87 Ft	124.18 Ft
28	8,479.36 Sq Ft	8,289.17 Sq Ft	68.50 Ft	123.59 Ft

TABLE 3: LOT SUMMARY TABLE (NET AREA)

AVERAGE NET LOT = 7,793.70 s.f. AVERAGE PAD = 7,326 s.f. AVERAGE WIDTH = 65.66 Ft. AVERAGE DEPTH = 118.68 Ft. Table 4 provides a comparison of the subdivision proposal and required development standards, which show that the project complies with the R-1 (One (1) Family Dwellings) zone.

TABLE 4: APPLICABLE R-1 DEVELOPMENT STANDARDS				
STANDARD	DOES PROJECT COMPLY WITH STANDARDS?	SUPPORTING INFORMATION		
Minimum lot size: 7,200 square feet	Yes	Tentative Map		
Minimum average lot width: 60 feet	Yes	Tentative Map		
Minimum average lot depth: 100 feet	Yes	Tentative Map		

ANALYSIS

TENTATIVE TRACT MAP

Subdivisions are regulated by Title 7 (Subdivisions) of the Jurupa Valley Municipal Code. This project is a Schedule "A" subdivision per Section 7.30.040, defined as: "Any division of land into 5 or more parcels, where any parcel is less than 18,000 square feet in net area."

The proposed subdivision is consistent with the requirements of Title 7 (Subdivisions) – Chapter 7.15. - Tentative Maps. With approval of General Plan Amendment No. 16005, the project complies with all applicable development standards. The proposed General Plan Land Use designation of MDR (Medium Density Residential) permits up to 36 dwelling units per acre. The project proposes 28 residential dwelling units at a density of 3.8 dwelling units per acre which is below the maximum allowable density.

As noted in Exhibit 4, there are several housing tracts within the immediate vicinity with average lot sizes of 7,200 square feet within the R-1 zone.

Dedication and Public Right-Of-Way Improvements

Hudson Street is an existing Local Road. Applicant is required to prepare street improvement plans and construct improvements for Street "B" and Hudson Street intersection. 59th Street is a Local Road with a right-of-way width of 60 feet. Right-of-way dedication to provide parkway improvements and cul-de-sac improvements at road terminus is required. The Applicant will be required to prepare street improvement plans and construct improvements on 59th Street along the project's frontage. The improvements include, but are not limited to, cul-de-sac curb and gutter, sidewalk, landscaped parkway and signing and striping.

60th Street is a Local Road with a right-of-way width of 60 feet. Right-of-way dedication to provide 30 feet half ultimate-width from centerline to the property line is required. Street "A" and Street "B" shall be dedicated as public road and improved as Local Road per Riverside County Standard 105. The applicant will be required to prepare street improvement plans and construct improvements. Improvements include, but are not limited to, a 40 feet road on a 60-foot right-of-way; curb and gutter, sidewalk, drive approaches, landscaped parkway, and signing and striping.

The project will be conditioned to annex into a Community Facilities District (CFD) in order to collect fees for the continual maintenance of the landscaping and lighting services within the tract, as well as maintenance to Lots A through E. The parkway will also be developed per Title 7 (Subdivisions) and underground utilities will be provided within the dedicated right-of-way.

Drainage Lots 29 and 30 will be maintained by a Homeowner's Association (HOA).

Drainage Improvements

Drainage will flow from the interior streets where it will be captured in the water quality basin located on Lot 30 along the south side of proposed Street B where it intersects with Hudson Street.

Sewer and Water Improvements

As required by the Jurupa Community Services District (JCSD), 8-inch sewer lines will be constructed in 60th Street, proposed Street A and proposed Street B to connect to existing facilities. Additionally, 8-inch water lines will be constructed in 60th Street, proposed Street A, and proposed Street B to connect to existing facilities.

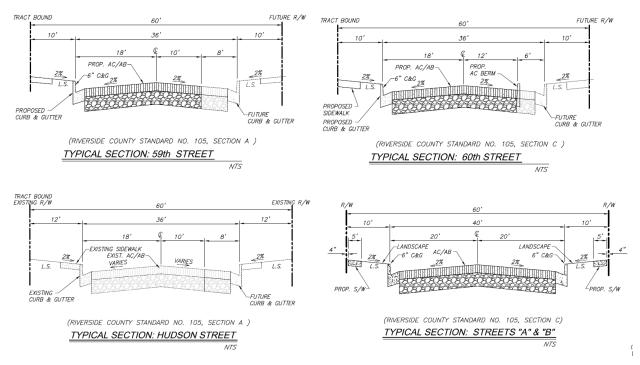


EXHIBIT 6: PUBLIC RIGHT-OF-WAY SECTIONS

Map Distribution

The Subdivision Map Act requires a local agency to circulate proposed subdivision maps to the service providers (Fire, Sheriff, School District, etc.) and utility companies. This allows each entity the opportunity to review the proposal and determine the impacts of the subdivision relative to their services. Staff circulated the TTM to abovementioned agencies and internal departments such as Engineering, Building and Safety, Public Works and Code Enforcement. Staff received comments and recommended conditions from several external and internal agencies. Comments from these agencies have been considered and incorporated as modifications and/or conditions to this project as deemed necessary by Planning staff.

FINDINGS FOR APPROVAL OF GENERAL PLAN AMENDMENT

The proposed General Plan amendment from LDR to MDR is consistent with the existing land use development, which is primarily single-family housing tracts developed under the R-1 zone development standards of 7,200 square foot minimum lot area, 60 foot minimum average lot width and 100 foot minimum average lot depth.

The General Plan Amendment (GPA) to MDR would therefore not be detrimental to the surrounding land uses which consist of similar 7,200 square foot housing tract developments.

As the subject site is located adjacent to several housing tracts which have been developed within the R-1 development standards, a change of land use to MDR, which allows a density of 2 to 5 dwelling units per acre, appears appropriate within the entire R-1 zoned area. Additionally, the subject site and general R-1 zoned area is within the Pedley Village Center (PVC) and the GPA to MDR is consistent with the General Principles within the PVC. Furthermore, the GPA is consistent with all other policies within the General Plan, including the Economic Sustainability Element, Housing goals and policies as follows:

While tax base development focuses on commerce, including retail, dining, entertainment, services, and industrial, it is interactive with the housing market. The quality and diversity of residential neighborhoods create the basis for the local job market. To attract higher paying jobs to Jurupa Valley, residential neighborhoods that meet the needs and preferences of skilled and professional labor must be available in the community. This leads to increasing median income and, in turn, attracts the diversity of commercial and industrial development that benefits the entire community and builds tax base which help fund local government services.

Ultimately, the City will need to change to General Plan Land Use designation for all the parcels currently zoned R-1 in this neighborhood to MDR inasmuch as they are already developed per the MDR land use designation and the R-1 zoning standards. The R-1 neighborhood is bounded by 58th Street to the north, Felspar Street to the west, 61st and Main Streets to the south and Van Buren Blvd. to the east, see Exhibit 2 (zoning map).

FINDINGS FOR TENTATIVE LAND DIVISION MAPS (SECTION 7.15.180)

Pursuant to Title 7 (Subdivisions) – Chapter 7.15. - Tentative Maps, Section 7.15.180, a tentative tract map shall be denied if it does not meet all requirements of this title, or if any of the following findings are made:

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

With approval of GPA16005, the proposed map is consistent with the requirements of the General Plan Land Use designation of Medium Density Residential (MDR) which permits up to five (5) dwelling units per acre. The map will facilitate the future construction of 28 single family homes at a density of 3.8 dwelling units per acre which is below the maximum allowable density. Furthermore, the map complies with Title 7 (Subdivisions) and Title 9 (Planning and Zoning).

B. That the design or improvement of the proposed land division is not consistent with applicable General and Specific Plans.

With approval of GPA16005, the proposed layout of the 28 parcels is consistent with the City's General Plan and with the R-1 (One (1) Family Dwelling) zone, including meeting the following development standards: 1) 7,200 square foot minimum lot size; 2) minimum average lot width of 60 feet; and 3) minimum average lot depth of 100 feet.

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

The 7.25 acre site is physically suitable as it is a relatively flat, undeveloped, vacant lot adjacent to other single-family residential land uses. The site is physically suitable to accommodate the subdivision and future development of 28 single family residential

homes as there is adequate water and sewer connections and public services are available to the site.

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

With approval of GPA16005, the project is physically suitable for the proposed density of the development in that it proposes 28 single family residential dwelling units at a density of 3.8 dwelling units per acre which is below the maximum allowable density under the General Plan designation.

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

The project is not likely to cause substantial environmental damage or substantially injure fish or wildlife of their habitat, in that the site is highly disturbed and occupied by ruderal flora and bare ground. Because of the existing degraded site condition, the absence of special-status plant communities, and overall low potential for most special-status species to utilize or reside on-site, the proposed project would not be expected to directly impact federal or state-listed threatened or endangered species.

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

An Initial Study was prepared that evaluated potential effects with respect to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems. The proposed Mitigated Negative Declaration determined that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been required or revisions in the Project have been made or agreed to by the Applicant.

Furthermore a Phase 1 Environmental Site Assessment (ESA) report prepared for this project did not reveal evidence of a recognized environmental condition in connection with this project site. The Initial Study determined that, with the incorporation of mitigation measures, there is no substantial evidence that the project may have a significant effect on the environment. As such, the project will not cause serious public health problems.

G. That the design of the proposed land division or the type of improvements will conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. A land division may be approved if it is found that alternate easements for access or for use will be provided and that they will be substantially equivalent to ones previously acquired by the public.

There are no on-site easements within the subject site and therefore the project does not conflict with any on-site easements. Sewer and water lines will constructed in 60th Street, proposed Street A, and proposed Street B to connect to existing facilities and all proposed utilities will be required to be undergrounded.

Staff has found the subdivision to be in conformance with above findings and in conformance with the City's Zoning Code, General Plan Land Use designation, with approval of GPA16005, and Title 7 (Subdivisions). The land division is physically suitable for the type of the

development and the proposed density. The design of the project will not cause substantial environmental damage, harm any wildlife, nor cause serious public health problems.

ENVIRONMENTAL REVIEW

The City of Jurupa Valley has prepared and intends to adopt a Mitigated Negative Declaration (MND) for the Project. The proposed Mitigated Negative Declaration is supported by an Initial Study that evaluated potential effects with respect to Aesthetics, Agriculture and Forest 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 proposed Mitigated Negative Declaration determines that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made or agreed to by the Applicant. The City's decision to prepare a Mitigated Negative Declaration should not be construed as a recommendation of either approval or denial of this Project. Staff has implemented a condition which requires that all mitigation measures of the Mitigation Monitoring and Reporting Program (MMRP) be incorporated into the Conditions of Approval.

Public Review Period. The public review period for the environmental document began on November 8, 2018 and will end on November 27, 2018. To date, the City has not received any comments.

PUBLIC NOTICING

As required by the Jurupa Valley Municipal Code, staff provided adequate noticing of the public hearing notice to property owners within the required 1,000-foot radius, see Attachment 7.

CONCLUSION

With approval of GPA16005, the proposed subdivision is in conformance with the General Plan Land Use designation of Medium Density Residential (MDR) and the R-1 (One (1) Family Dwellings) zone and development standards. The project also conforms to Schedule "A" map requirements of Title 7 (Subdivisions) and with other applicable provisions of the Subdivision Map Act. The project will not be a detriment to the public health, safety and welfare and is conditionally compatible with the present and future logical development of the area. Furthermore, the addition of 28 residential units complies with the City's Housing Element Regional Housing Needs Allocation (RHNA) inventory.

The new single family residential development will serve to revitalize the underutilized parcel and visually improve the surrounding neighborhood, and provide much needed housing to the community as well as foster an increase in property values.

All required findings for approval have been affirmatively determined and staff therefore recommends that the Planning Commission adopt Resolution 2018-11-28-03 and Resolution No. 2018-11-28-04.

Prepared by:

Rocio Lopez Senior Planner

Submitted by:

Thomas S. Merule

Thomas G. Merrell, AICP Planning Director

Page | 14

Reviewed by:

//s// Serita Young_

Serita Young Deputy City Attorney

ATTACHMENTS

- 1. Resolution No. 2018-11-28-03
- 2. Resolution No. 2018-11-28-04
 - a. Exhibit A: Recommended Conditions of Approval
 - b. Exhibit B: Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program (MMRP)
- 3. General Plan Exhibit
- 4. SANS-53 & JCSD Will Serve Letters
- 5. Pedley Village Center Design Guidelines
- 6. City's Residential Architectural Style Sheets
- 7. 1,000 Foot Radius Map
- 8. JUSD Letter
- 9. Tentative Tract Map No. 37052
- 10. Conceptual Landscape Plans (Wall/Fence Plan included)

ATTACHMENT NO. 4

Excerpt of the 11-28-18 PC Minutes

EXCERPT OF THE NOVEMBER 28, 2018 MINUTES OF THE REGULAR MEETING OF THE JURUPA VALLEY PLANNING COMMISSION

6. PUBLIC HEARINGS

6.3 MASTER APPLICATION (MA) NO. 16146: TENTATIVE TRACT MAP (TTM) NO. 37052 AND GENERAL PLAN AMENDMENT (GPA) NO. 16005: REQUEST TO SUBDIVIDE A 7.25 ACRE-PARCEL INTO 28 SINGLE FAMILY RESIDENTIAL LOTS AND AMEND THE GENERAL PLAN LAND USE DESIGNATION FROM LDR (LOW DENSITY RESIDENTIAL – COUNTRY NEIGHBORHOOD) TO MDR (MEDIUM DENSITY RESIDENTIAL) ON A VACANT PARCEL LOCATED WEST OF HUDSON STREET BETWEEN 60TH AND 59TH STREETS (APN: 165-100-027) APPLICANTS: ANDREW SHORES AND PAUL TALANIAN

Ms. Rocio Lopez, Senior Planner, provided a PowerPoint presentation that included an overview of the proposed project. The applicants, Mr. Andrew Shores and Mr. Paul Talanian, have submitted an application for a General Plan Amendment to change the existing land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR) and a Tentative Tract Map to allow the subdivision of 7.25 acres into 28 single-family residential lots with average lot sizes of 7,793 square feet; two water retention basins; three lettered street lots (A-C) and the construction of associated infrastructure. Ms. Lopez noted the proposed subdivision is in conformance with the General Plan Land Use designation of Medium Density Residential and the R-1 zone development standards.

PUBLIC HEARING OPENED

Ms. Carol Ninemire, resident, expressed concerns for flooding and water runoff.

Ms. Joy Paulson, resident, expressed concerns for flooding and retaining walls and traffic concerns.

Ms. Vicky Goedhart, resident, expressed flooding and traffic concerns.

Ms. Vivian Reyes, resident, spoke on behalf of her mother and requested that the hearing be postponed.

Mr. Marty Ocheltree, resident, expressed privacy concerns and prefers single story homes.

Mr. Steve Loriso, City Engineer, clarified the function of the water retention basins.

Mr. Ernie Perea, CEQA Staff, clarified the environmental concerns requested by the residents.

PUBLIC HEARING CLOSED

There being no other persons wishing to address the Planning Commission, Chair Pro Tem Ruiz closed the public hearing.

Commissioner Moore moved, and Commissioner Silva seconded, a motion to recommend that the City Council: 1) adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, 2) approve General Plan Amendment

No. 16005 3) adopt revised Planning Commission Resolution No. 2018-11-28-03 and 4) adopt Planning Commission Resolution No. 2018-11-28-04, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approving Tentative Tact Map No. 37052. The motion was approved 4:0.

Ayes: Ruiz, Moore, Pruitt, Silva

Noes: None

Abstained: None

Absent: None

ATTACHMENT NO. 5

Excerpt of CC Minutes (1-17-19)

traffic, stating that the infrastructure does not exist to add additional homes. She stated that there is not enough law enforcement in this area to support the existing residents.

Paul Onufer, representing Sequanota Partners, LP (applicant) responded to the previous speaker's comments. He stated that this project allows for smaller lots, however, they are not proposing smaller lots as most of the lots are 6,000 square feet. He noted that most of the lots have a width of 65 feet with a depth of 100 feet. He stated that the overall density difference between an R-1 and an R-4 project is six lots. He stated that they are asking for a marginal increase in units to help offset the infrastructure improvements to the project such as the crossing at the Sunnyslope Channel to provide secondary access and the sound wall.

Further discussion followed.

A motion was made by Mayor Pro Tem Anthony Kelly, Jr., seconded by Council Member Chris Barajas, to continue the public hearing to a later date.

Ayes:C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:NoneAbsent:None

B. PUBLIC HEARING TO CONSIDER A GENERAL PLAN AMENDMENT (GPA16005) FROM LDR (LOW DENSITY RESIDENTIAL – COUNTRY NEIGHBORHOOD) TO MDR (MEDIUM DENSITY RESIDENTIAL) AND NOTICE OF THE PLANNING COMMISSION'S DECISION TO APPROVE MASTER APPLICATION (MA) NO. 16146 (TTM37052) A PROCEDURAL REQUIREMENT FOR NOTICING THE ADVISORY AGENCY'S (PLANNING COMMISSION) DECISION OF APPROVING A SUBDIVISION OF A PROPERTY LOCATED WEST OF HUDSON STREET BETWEEN 60TH AND 59TH STREETS (APN: 165-100-027) (APPLICANTS: ANDREW SHORES AND PAUL TALANIAN)

Rocio Lopez, Senior Planner, presented the staff report.

Steve Loriso, City Engineer, provided additional information and responded to Council's questions.

Following discussion, Mayor Berkson voiced a concern with the traffic circulation of the project.

City Attorney Peter Thorson clarified that the only action before the City Council is to consider the General Plan Amendment. If the Council's concerns center on circulation or the map, or how the lots are configured, then the Council should continue the General Plan Amendment and appeal the map so the Council may consider the entire project at the same time.

Mayor Berkson opened the public hearing and called for any public comments.

Sam Akbarpour, P.E., Sake Engineers, (representing the applicants) apologized for the absence of the applicants who were unable to attend tonight's meeting. He stated that when the developer submitted their Tentative Tract Map they found out that there is no existing right of way. As a result of meetings with staff they decided not to put in a culde-sac. He added that the project is in compliance with the existing zoning.

Dennis White stated that he disagreed with the contention that surrounding properties were 7,200 square feet as he believes his property is 9,900 square feet. He voiced concern that the project will add additional traffic to an area that is already heavily travelled.

Laura Shultz stated that the existing school is already overpopulated. She voiced concern that as the city increases the number of residents she has not seen an increase in law enforcement. She stated that residents are facing constant thefts and constant accidents as there is not enough law enforcement.

Sam Akbarpour, P.E., Sake Engineers, (representing the applicants), offered to answer any additional questions.

Further discussion followed.

A motion was made by Council Member Micheal Goodland, seconded by Mayor Pro Tem Anthony Kelly, Jr., to continue the public hearing to a later date and appeal the Planning Commission's approval of Tentative Tract Map (TTM) No. 37052 in order to hear the entire project at the same time.

Ayes:L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:C. BarajasAbsent:None

C. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN FOR 2018-2019

Sean McGovern, Administrative Analyst, presented the staff report.

Mayor Berkson opened the public hearing and called for any public comments.

Further discussion followed.

There being no further comments, the public hearing was closed.

A motion was made by Council Member Chris Barajas, seconded by Council Member Lorena Barajas, to adopt Resolution No. 2019-05, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING A SUBSTANTIAL AMENDMENT TO THE 2018-2019 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN

Ayes:C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:NoneAbsent:None

D. PUBLIC HEARING REGARDING THE ANNEXATION OF TERRITORY (ZONE 2-B - VALLEY SQUARE, LOCATED AT THE SOUTHWEST CORNER OF MISSION BOULEVARD AND PYRITE STREET TO THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (THE "DISTRICT") AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY

Steve Loriso, City Engineer, presented the staff report.

Mayor Berkson opened the public hearing and called for any public comments.

Further discussion followed.

There being no further comments, the public hearing was closed.

Mayor Berkson asked the City Clerk to tabulate the ballots.

The City Clerk reported that one owner cast one ballot. All votes cast were in favor of the special assessment.

A motion was made by Council Member Micheal Goodland, seconded by Mayor Pro Tem Anthony Kelly, Jr., to adopt Resolution No. 2019-06, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ORDERING THE ANNEXATION OF TERRITORY (ZONE 2-B – VALLEY SQUARE; (SOUTHWEST CORNER OF MISSION BOULEVARD AND PYRITE STREET) TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, CONFIRMING A DIAGRAM AND ASSESSMENT, ORDERING THE IMPROVEMENTS AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2019-20 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION Ayes:C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:NoneAbsent:None

E. PUBLIC HEARING REGARDING THE ANNEXATION OF TERRITORY (ZONE K - JURUPA ESTATES), LOCATED AT THE NORTHEAST CORNER OF JURUPA ROAD AND PYRITE STREET TO THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (THE "DISTRICT") AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY

Steve Loriso, City Engineer, presented the staff report.

Mayor Berkson opened the public hearing and called for any public comments.

There being no further comments, the public hearing was closed.

Mayor Berkson asked the City Clerk to tabulate the ballots.

The City Clerk reported that one owner cast one ballot. All votes cast were in favor of the special assessment.

A motion was made by Council Member Micheal Goodland, seconded by Mayor Pro Tem Anthony Kelly, Jr., to adopt Resolution No. 2019-07, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ORDERING THE ANNEXATION OF TERRITORY (ZONE K; NORTHEAST CORNER OF JURUPA ROAD AND PYRITE STREET) TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, CONFIRMING A DIAGRAM AND ASSESSMENT, ORDERING THE IMPROVEMENTS AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2019-20 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION

Ayes:	C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly
Noes:	None
Absent:	None

F. PUBLIC HEARING REGARDING THE ANNEXATION OF TERRITORY (ZONE C – PM 37062) TO THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (THE "DISTRICT") AND THE LEVY AND COLLECTION OF ASSESSMENTS

WITHIN SUCH TERRITORY (CONTINUED FROM THE DECEMBER 20, 2018 MEETING)

Steve Loriso, City Engineer, presented the staff report.

Mayor Berkson opened the public hearing and called for any public comments.

There being no further comments, the public hearing was closed.

Mayor Berkson asked the City Clerk to tabulate the ballots.

The City Clerk reported that one owner cast one ballot. All votes cast were in favor of the special assessment.

A motion was made by Council Member Chris Barajas, seconded by Council Member Lorena Barajas, to adopt Resolution No. 2019-08, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ORDERING THE ANNEXATION OF TERRITORY (ZONE C) TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, CONFIRMING A DIAGRAM AND ASSESSMENT, ORDERING THE IMPROVEMENTS AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2019-20 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION

Ayes:	C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly
Noes:	None
Absent:	None

13. COUNCIL BUSINESS

A. UPDATE ON OVERHEAD STREET BANNER POLES

Steve Loriso, City Engineer, presented the staff report.

Further discussion followed.

A motion was made by Council Member Micheal Goodland, seconded by Mayor Pro Tem Anthony Kelly, Jr., to receive the update on Overhead Street Banner Poles and approve an appropriation of \$250,000 to cover the final design and the costs of the poles. Ayes:L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:C. BarajasAbsent:None

B. RESOLUTION AMENDING SECTION 2 OF RESOLUTION NO. 2015-03, ESTABLISHING THE TRAFFIC SAFETY COMMITTEE BY ADDING MEMBERS APPOINTED BY THE CITY COUNCIL AND MAKING NEW APPOINTMENTS IF THE RESOLUTION IS ADOPTED

Steve Loriso, City Engineer, presented the staff report.

A motion was made by Council Member Micheal Goodland, seconded by Mayor Pro Tem Anthony Kelly, Jr., to adopt Resolution No. 2019-09, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY AMENDING SECTION 2 OF RESOLUTION NO. 2015-03, ESTABLISHING THE TRAFFIC SAFETY COMMITTEE BY ADDING MEMBERS APPOINTED BY THE CITY COUNCIL

Ayes:	C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly
Noes:	None
Absent:	None

Mayor Berkson welcomed Mayra Jackson and Robert Galindo who expressed an interest in serving on the Traffic Safety Committee.

The applicant presentations followed.

A motion was made by Council Member Chris Barajas, seconded by Council Member Micheal Goodland, to appoint Mayra Jackson to the Traffic Safety Committee for a term ending in December, 2020.

Ayes:C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:NoneAbsent:None

A motion was made by Council Member Chris Barajas, seconded by Council Member Micheal Goodland, to appoint Robert Galindo to the Traffic Safety Committee for a term ending in December, 2020.

Ayes:C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:NoneAbsent:None

14. CITY COUNCIL MEMBER ORAL/WRITTEN REPORTS REGARDING REGIONAL BOARDS AND COMMISSIONS

A. MAYOR BRIAN BERKSON

1. Mayor Berkson gave an update on the Mobile Source Air Pollution Reduction Review Committee meeting of January 17, 2019.

B. MAYOR PRO TEM ANTHONY KELLY, JR.

- 1. Mayor Pro Tem Kelly gave an update on the Northwest Transportation Now Coalition meeting of January 10, 2019.
- 2. Mayor Pro Tem Kelly gave an update on the Northwest Mosquito and Vector Control District meeting of January 17, 2019.

C. COUNCIL MEMBER CHRIS BARAJAS

1. Council Member Barajas gave an update on the Western Community Energy Board of Directors meeting of January 9, 2019.

D. COUNCIL MEMBER LORENA BARAJAS

1. Council Member Barajas gave an update on the Western Riverside County Regional Conservation Authority meeting of January 7, 2019.

E. COUNCIL MEMBER MICHEAL GOODLAND

1. Council Member Barajas gave an update on the Western Riverside Council of Governments Board meeting of January 7, 2019.

15. CITY ATTORNEY'S REPORT

City Attorney Peter Thorson had no report.

16. COUNCIL MEMBER REPORTS AND COMMENTS

Mayor Pro Tem Anthony Kelly, Jr., asked when the Downey Park would be re-opened for visitors.

17. ADJOURNED IN MEMORY

Mayor Berkson adjourned the meeting in memory of Cathedral City Mayor Greg Pettis who passed away on Tuesday afternoon. He conveyed condolences to Mr. Pettis' family on behalf of the City Council.

There being no further business before the City Council, Mayor Berkson adjourned the meeting at 11:34 p.m.

The next meeting of the Jurupa Valley City Council will be held February 7, 2019 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

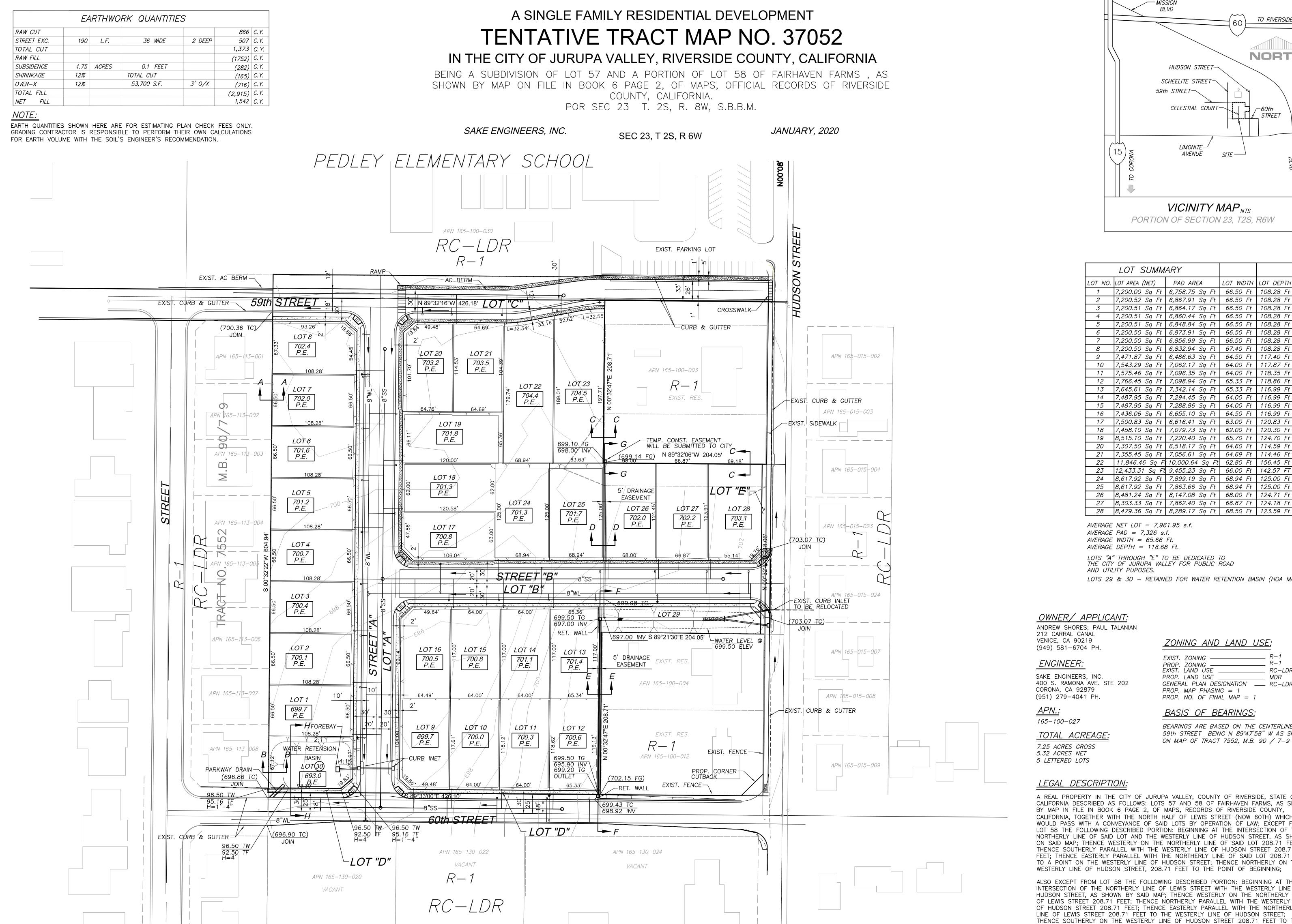
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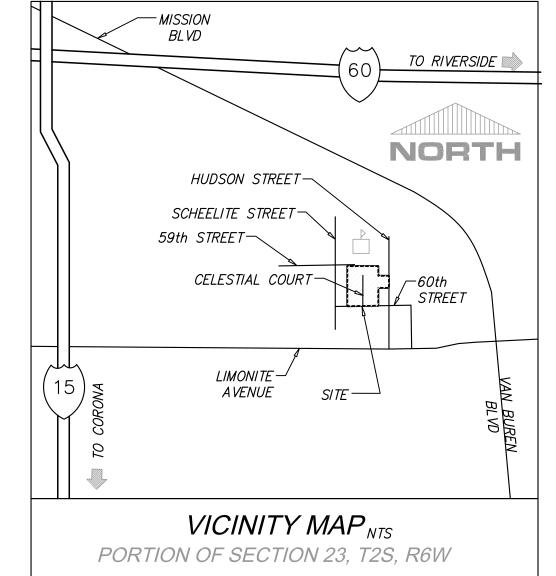
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Victoria Wasko, CMC City Clerk

ATTACHMENT NO. 6

Revised Tentative Tract Map No. 37052





LOT SUMMARY				
LOT NO.	LOT AREA (NET)	PAD AREA	LOT WIDTH	LOT DEPTH
1	7,200.00 Sq Ft	6,758.75 Sq Ft	66.50 Ft	108.28 Ft
2	7,200.52 Sq Ft	6,867.91 Sq Ft	66.50 Ft	108.28 Ft
3	7,200.51 Sq Ft	6,864.17 Sq Ft	66.50 Ft	108.28 Ft
4	7,200.51 Sq Ft	6,860.44 Sq Ft	66.50 Ft	108.28 Ft
5	7,200.51 Sq Ft	6,848.84 Sq Ft	66.50 Ft	108.28 Ft
6	7,200.50 Sq Ft	6,873.91 Sq Ft	66.50 Ft	108.28 Ft
7	7,200.50 Sq Ft	6,856.99 Sq Ft	66.50 Ft	108.28 Ft
8	7,200.50 Sq Ft	6,832.94 Sq Ft	67.40 Ft	108.28 Ft
9	7,471.87 Sq Ft	6,486.63 Sq Ft	64.50 Ft	117.40 Ft
10	7,543.29 Sq Ft	7,062.17 Sq Ft	64.00 Ft	117.87 Ft
11	7,575.46 Sq Ft	7,096.35 Sq Ft	64.00 Ft	118.35 Ft
12	7,766.45 Sq Ft	7,098.94 Sq Ft	65.33 Ft	118.86 Ft
13	7,645.61 Sq Ft	7,342.14 Sq Ft	65.33 Ft	116.99 Ft
14	7,487.95 Sq Ft	7,294.45 Sq Ft	64.00 Ft	116.99 Ft
15	7,487.95 Sq Ft	7,288.86 Sq Ft	64.00 Ft	116.99 Ft
16	7,436.06 Sq Ft	6,655.10 Sq Ft	64.50 Ft	116.99 Ft
17	7,500.83 Sq Ft	6,616.41 Sq Ft	63.00 Ft	120.83 Ft
18	7,458.10 Sq Ft	7,079.73 Sq Ft	62.00 Ft	120.30 Ft
19	8,515.10 Sq Ft	7,220.40 Sq Ft	65.70 Ft	124.70 Ft
				1

7,056.61 Sq Ft 64.69 Ft

10,000.64 Sq Ft 62.80 Ft

7,863.66 Sq Ft 68.94 Ft

114.46 Ft

156.45 Ft

142.57 FT

125.00 Ft

125.00 Ft

124.71 Ft

124.18 Ft

AVERAGE NET LOT = 7,961.95 s.f. LOTS "A" THROUGH "E" TO BE DEDICATED TO THE CITY OF JURUPA VALLEY FOR PUBLIC ROAD LOTS 29 & 30 - RETAINED FOR WATER RETENTION BASIN (HOA MAINTAINED) ZONING AND LAND USE: R-1 EXIST. ZONING R-1 PROP. ZONING — EXIST. LAND USE ___ RC-LDR ____ MDR PROP. LAND USE GENERAL PLAN DESIGNATION ____ RC-LDR

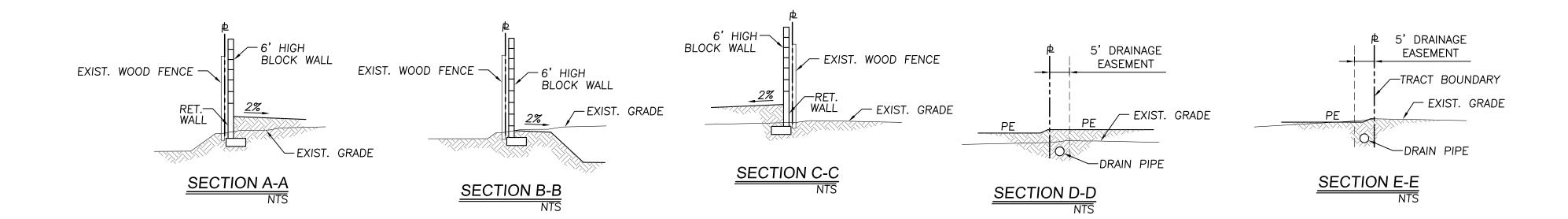
PROP. MAP PHASING = 1PROP. NO. OF FINAL MAP = 1BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE CENTERLINE OF 59th STREET BEING N 89°47'58" W AS SHOWN ON MAP OF TRACT 7552, M.B. 90 / 7-9

A REAL PROPERTY IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS: LOTS 57 AND 58 OF FAIRHAVEN FARMS, AS SHOWN BY MAP IN FILE IN BOOK 6 PAGE 2, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THE NORTH HALF OF LEWIS STREET (NOW 60TH) WHICH WOULD PASS WITH A CONVEYANCE OF SAID LOTS BY OPERATION OF LAW; EXCEPT FROM LOT 58 THE FOLLOWING DESCRIBED PORTION: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT AND THE WESTERLY LINE OF HUDSON STREET, AS SHOWN ON SAID MAP; THENCE WESTERLY ON THE NORTHERLY LINE OF SAID LOT 208.71 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF HUDSON STREET 208.71 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 208.71 FEET TO A POINT ON THE WESTERLY LINE OF HUDSON STREET; THENCE NORTHERLY ON THE WESTERLY LINE OF HUDSON STREET, 208.71 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT FROM LOT 58 THE FOLLOWING DESCRIBED PORTION: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF LEWIS STREET WITH THE WESTERLY LINE OF HUDSON STREET, AS SHOWN BY SAID MAP; THENCE WESTERLY ON THE NORTHERLY LINE OF LEWIS STREET 208.71 FEET; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF HUDSON STREET 208.71 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF LEWIS STREET 208.71 FEET TO THE WESTERLY LINE OF HUDSON STREET; THENCE SOUTHERLY ON THE WESTERLY LINE OF HUDSON STREET 208.71 FEET TO THE





POINT OF BEGINNING; ALSO EXCEPTING THAT PORTION OF LEWIS STREET WHICH WOULD PASS WITH A CONVEYANCE OF THE EAST EXCEPTION ABOVE DESCRIBED.

NOTES:

1. PROPOSED IMPROVEMENT SCHEDULE = "A"

2. THIS TENTATIVE MAP IS A CONTIGUOUS OWNERSHIP.

3. THERE ARE NO KNOWN WELLS ON OR WITHIN 200 FEET OF THE PROPERTY BOUNDARY.

4. THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.

5. THIS PROPERTY HAS NO LIQUEFACTION POTENTIAL, NOT IN A FAULT AREA AND NOT IN SPECIAL FLOOD AREA

6. THE LAND IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD.

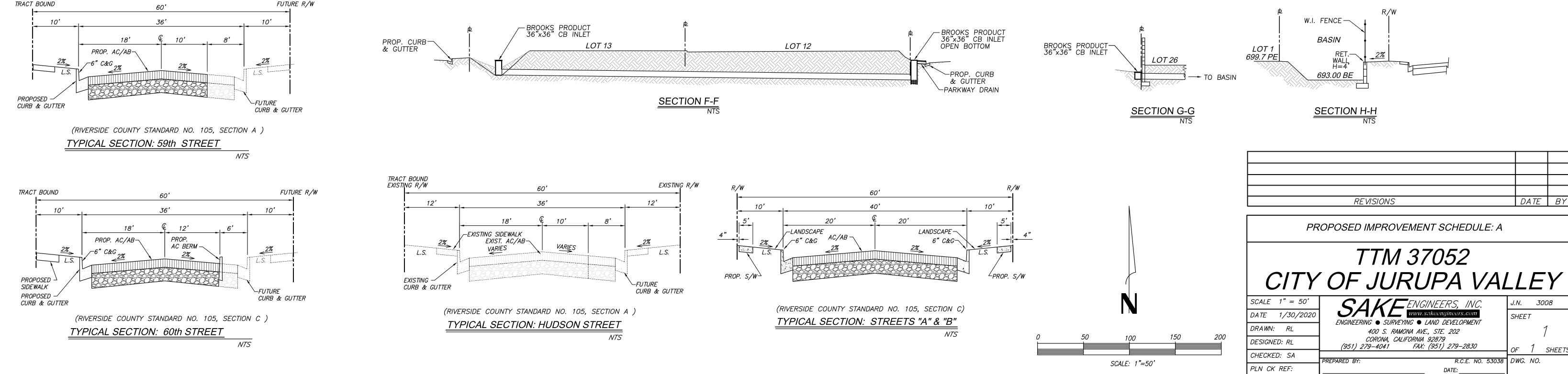
7. FEMA ZONE 'C' PANEL NO. 602450705 A

8. THERE ARE NO EXISTING EASEMENT WITHIN THE BOUNDARY.

9. THERE IS NO PROPOSED PHASING

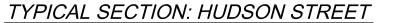
<u>UTILITIES</u>

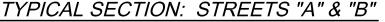
_SOUTHERN CALIFORNIA EDISON COMPANY (909) 274–1087 _SOUTHERN CALIFORNIA GAS COMPANY (800) 427–2200 ELECTRIC GAS _ WATER JURUPA COMMUNITY SERVICE DISTRICT (951) 684–7580. _____JURUPA COMMUNITY SERVICE DISTRICT (951) 684–7580 _____VERIZON (800) 922–0204 SEWER . TELEPHONE CABLE TV _____CHARTER CABLE (855) 757-7328 SCHOOL DISTRICT_JURUPA UNIFIED SCHOOL DISTRICT (951) 361-7571











City of Jurupa Valley

STAFF REPORT

- DATE: APRIL 2, 2020
- TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ROD BUTLER, CITY MANAGER BY: STEVE R. LORISO, P.E., CITY ENGINEER/ DIRECTOR OF PUBLIC WORKS

SUBJECT: AGENDA ITEM NO. 16.B

PUBLIC HEARING REGARDING THE ANNEXATION OF TERRITORY ZONE 2-F (BELLEGRAVE COMPLEX) TO THE CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED (THE "DISTRICT") AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY; BELLEGRAVE AVENUE BETWEEN MISSION BOULEVARD AND GLEN STREET TTM36572

RECOMMENDATION

1) That the City Council adopt Resolution No. 2020-15, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ORDERING THE ANNEXATION OF TERRITORY (ZONE 2-F); LOCATED ON BELLEGRAVE AVENUE BETWEEN MISSION BOULEVARD AND GLEN STREET, TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, CONFIRMING A DIAGRAM AND ASSESSMENT, ORDERING THE IMPROVEMENTS AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2020-21 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION

BACKGROUND

The Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code (the "Act") and Article XIII D of the California Constitution ("Proposition 218"), requires the City Council conduct proceedings to annex territory into

an assessment district formed under the Act and to levy assessments within such territory.

In connection with the City's incorporation in 2011, the Local Agency Formation Commission of Riverside County (LAFCO) adopted its Resolution No. 12-10 on July 22, 2010, to establish the Terms and Conditions of Incorporation, which require that the authority and responsibility for special assessment districts within the incorporated City associated with any County Landscape Maintenance District be transferred to the City upon its incorporation.

By its Resolution No. 2011-26, adopted on July 1, 2011, the City Council assumed all authority and responsibility for the special assessment districts within the incorporated City associated with any County Landscape Maintenance District and specifically assumed responsibility for any and all special assessments levied in connection with such districts.

The County's Landscape and Lighting Maintenance District No. 89-1-Consolidated (the "County District"), established pursuant to the provisions of the Act includes various territories located both within the incorporated boundaries of the City (the "City Territory") and outside the incorporated boundaries of the City (the "County Territory"). Pursuant to its Resolution No. 2016-01 adopted on February 4, 2016, the City declared that the City Territory is a district under the 1972 Act, which is separate and distinct from the County Territory, and designated such territory as the "Jurupa Valley Landscape and Lighting Maintenance District No. 89-1-Consolidated."

On February 6, 2020, the City Council adopted Resolution No. 2020-03 initiating proceedings for the annexation of territory to the Jurupa Valley Landscape and Lighting Maintenance District No. 89-1-Consolidated (the "District") as Zone 2-F and the levy and collection of assessments within such territory. Zone 2-F includes six (6) dwelling units within one (1) assessable lot, located within the proposed residential development (TR36572).

Further, the City Council adopted Resolution No. 2020-05 declaring its intention to annex territory to the District and to levy and collect assessments within such territory for fiscal year 2020-21. Resolution No. 2020-05 set April 2, 2020 as the public hearing date for protests to the levy of annual assessments and the annexation.

Subsequent to the February 6th meeting and in accordance with the Act and Proposition 218, notice was mailed to the owners of the properties within the territory to be annexed, along with an assessment ballot for such owners to indicate support for, or opposition to, the proposed annexation. The notice indicated the amount of the proposed assessment for their respective parcels and the date, time and place of the public hearing.

ANALYSIS

It is proposed to include the additional parcels within the boundaries of the District and to levy assessments within such territory for fiscal year 2020-21. Such territory is shown on a map on file in the office of the City Clerk and is open to public inspection.

At the public hearing, the City Council must hear and consider all oral and written statements, protests, objections or other communications made or filed with respect to the annexation of territory to the District and the levy and collection of annual assessments within such territory.

The assessment ballots must be tabulated at the public hearing. A majority protest exists if ballots submitted in opposition to the assessment and annexation exceed the ballots submitted in favor of the assessment and annexation. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property. In the absence of a majority protest, the City Council may adopt a resolution ordering the annexation and levy and collection of assessments within the territory.

OTHER INFORMATION

• City Council initiated proceedings for the annexation on February 6, 2020.

FINANCIAL IMPACT

The property owners are responsible for the annual payments of the special assessment. The City will file the special assessment with the County Auditor-Controller for collection via the annual property tax bills. The property owners have posted a deposit with their application to form Zone 2-F, in order to cover City costs incurred in connection with the annexation. Approval of this resolution does not in any way commit the City to any financial contribution or liability for the Zone 2-F. The City's cost to administer Zone 2-F annually will be reimbursed through the special assessment charged to property owners. The fiscal year 2020-21 (base year) maximum assessment for landscape maintenance and street lighting is \$131.29 for Zone 2-F, \$21.88 for each dwelling unit and is subject to escalation beginning in FY 2021-22 to account for reasonable increase cost for maintenance and inflation.

The revenue from this special assessment will be deposited into City of Jurupa Valley L&LMD 89-1-C and will be used to pay for the services provided in Zone 2-F. Both the revenue and expenses will be part of the City's FY 2020-21 Adopted Budget, and there is no anticipated impact to the general fund.

CONCLUSION

It is recommended that the City Council adopt Resolution No. 2020-15 ordering annexation of territory to the District and the levy and collect assessments within such territory for fiscal year 2020-21.

ALTERNATIVES

- 1. Take no action.
- 2. Provide staff with further direction.

Prepared by:

Carolina Fernandez, E.I.T. Assistant Engineer

Reviewed by:

Connie Cardenas Director of Administrative Services

Approved as to Form:

Peter M. Thorson City Attorney

Attachments:

- 1. Resolution No. 2020-15; Ordering Annexation
- 2. Engineer's Report

Reviewed by:

Steve R. Loriso, P.E. City Engineer/ Director of Public Works

Reviewed by:

George A. Wentz Deputy City Manager

Submitted by:

Rod B. Butler City Manager

RESOLUTION NO. 2020-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ORDERING THE ANNEXATION OF TERRITORY (ZONE 2-F); LOCATED ON BELLEGRAVE AVENUE BETWEEN MISSION BOULEVARD AND GLEN STREET, TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED, CONFIRMING A DIAGRAM AND ASSESSMENT, ORDERING THE IMPROVEMENTS AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH TERRITORY FOR FISCAL YEAR 2020-2021 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION

THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY HEREBY FINDS, DETERMINES, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. Pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (hereinafter referred to as the "Act"), the City Council of the City of Jurupa Valley initiated proceedings for the annexation of territory to City of Jurupa Valley Landscape and Lighting Maintenance District No. 89-1-Consolidated (hereinafter referred to as the "District") and the levy and collection of assessments within such territory for the 2020-2021 fiscal year and caused to be prepared a written report (the "Engineer's Report") in accordance with the Act and Article XIII D of the California Constitution.

Section 2. Following notice duly given in accordance with law, the City Council has held a full and fair public hearing regarding the Engineer's Report, the annexation of territory to the District, and the levy and collection of the proposed assessment within such territory for fiscal year 2020-2021. All interested persons were afforded the opportunity to hear and be heard. The City Council considered all oral and written statements, protests and communications made or filed by interested persons and tabulated all ballots. The City Council hereby finds that a majority protest does not exist as defined in Section 4(e) of Article XIII D of the California Constitution. All protests and objections to the annexation of territory to the District and the levy and collection of the proposed assessment against lots or parcels of property within the annexed territory for fiscal year 2020-2021 are hereby overruled by the City Council.

<u>Section 3.</u> The City Council hereby orders the annexation of territory, which is described as Assessor's Parcel Number 169-060-005 to the District. The District will continue to be designated as City of Jurupa Valley Landscape and Lighting Maintenance District No. 89-1-Consolidated.

Section 4. Based upon its review of the Engineer's Report and other reports and information, the City Council hereby finds and determines that (i) the land within the annexed territory will be benefited by the improvements as described in such Engineer's Report, (ii) the annexed territory includes all of the lands so benefited, (iii) the net amount to be assessed upon the lands within the annexed territory for the 2020-2021 fiscal year, in accordance with the Engineer's Report, is apportioned by a formula and method which fairly distributes

the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements; and (iv) only special benefits are assessed and no assessment is imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.

<u>Section 5.</u> The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: The operating energy cost and maintenance of streetlights.

<u>Section 6.</u> Lots or parcels of land within the annexed territory that are owned or used by any county, city, city and county, special district or any other local governmental entity, the State of California, or the United States shall be assessed unless the City demonstrates by clear and convincing evidence that such lots or parcels receive no special benefit from the proposed improvements.

<u>Section 7.</u> The City Council hereby confirms the diagram and assessment, with respect to the annexed parcels, as originally proposed in the Engineer's Report.

Section 8. The assessment is in compliance with the provisions of the Act and Article XIIID of the California Constitution.

Section 9. The assessment is levied without regard to property valuation.

Section 10. The assessment is levied for the purpose of paying the costs and expenses of the improvements described in Section 5 above for the fiscal year commencing on July 1, 2020 and ending on June 30, 2021.

Section 11. The adoption of this Resolution constitutes the levy of an assessment for the fiscal year commencing July 1, 2020 and ending June 30, 2021.

Section 12. The improvements shall be performed pursuant to law.

Section 13. The County Auditor of Riverside County shall enter on the County Assessment Roll opposite each lot or parcel of land the amount of the assessment and such assessments shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the assessments shall be paid to the City Administrative Services Director.

Section 14. The Administrative Director shall deposit all moneys representing assessments collected by the County to the credit of a special fund known as "City of Jurupa Valley L&LMD 89-I-C Zone 2-F," and such moneys shall be expended only for the improvements described in Section 5 above.

<u>Section 15.</u> The City Clerk is hereby authorized and directed to file the diagram and assessment, or a certified copy of the diagram and assessment, with the County Auditor, together with a certified copy of this Resolution upon its adoption.

Section 16. A certified copy of the diagram and assessment shall be filed in the office of the City Engineer, with a duplicate copy on file in the office of the City Clerk and open for public inspection.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Jurupa Valley on this 2nd day of April, 2020.

Anthony Kelly, Jr. Mayor

ATTEST:

Victoria Wasko, CMC City Clerk

CERTIFICATION

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

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2020-15 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the 2^{nd} day of April 2020 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 2nd day of April 2020.

Victoria Wasko, City Clerk City of Jurupa Valley

CITY OF JURUPA VALLEY





ENGINEER'S REPORT FOR CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED Volume 2

ZONE 2-F BELLEGRAVE COMPLEX

JANUARY 2020

Prepared By:



HR Green Pacific 1260 Corona Pointe Court, Suite 305 855.900.4742

www.hrgreen.com

8930 Limonite Avenue | Jurupa Valley, CA 92509

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AGENCY: CITY OF JURUPA VALLEY SUBJECT: ANNEXATION OF BELLEGRAVE COMPLEX DEVELOPMENT TO CITY OF JURUPA VALLEY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO.89-1-CONSOLIDATED VOLUME 2 ("CITY OF JURUPA VALLEY L&LMD NO.89-1-C") AS ZONE 2-F TO: CITY OF JURUPA VALLEY CITY COUNCIL

Pursuant to the direction from the City Council of the City of Jurupa Valley ("City Council"), California, this Engineer's Report ("Report") is prepared and hereby submitted for the City of Jurupa Valley ("City") in compliance with the provisions of Section 22565 through 22574 of the Landscaping and Lighting Act of 1972 ("1972 Act"), said Act being Part 2 of Division 15 of the Streets and Highways Code of the State of California, Section 4 of Article XIII D of the California Constitution.

This Report provides for the annexation of the Bellegrave Complex development to City of Jurupa Valley L&LMD No. 89-1-C as Zone 2-F and establishes the Maximum Assessment to be levied in the Fiscal Year commencing July 1, 2020 to June 30, 2021 (2020-2021) and continuing in all subsequent Fiscal Years, for this area to be known and designated as:

CITY OF JURUPA VALLEY L&LMD NO. 89-1-C ZONE 2-F

Bellegrave Complex

I do hereby assess and apportion the total amount of the costs and expenses upon several parcels of land within said designated area liable therefor and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said services.

NOW, THEREFORE, I, the appointed ENGINEER, acting on behalf of the City of Jurupa Valley, pursuant to the 1972 Act, do hereby submit the following:

Pursuant to the provisions of law, the costs and expenses of the Zone have been assessed upon the parcels of land in the Zone benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram/Boundary Map, a reduced copy of which is included herein.

As required by law, an Assessment Diagram/Boundary Map is filed herewith, showing the Zone, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said Zone as they exist, as of the date of this Report, each of which subdivisions of land or parcels or lots, respectively, have been assigned a parcel/lot number within a specific tract map and indicated on said Assessment Diagram/Boundary Map and in the Assessment Roll contained herein.

The separate numbers given the subdivisions and parcels of land, as shown on said Assessment Diagram/Boundary Map and Assessment Roll, correspond with the numbers assigned to each parcel by the Riverside County Assessor. Reference is made to the County Assessor Roll for a description of the lots or parcels.

As of the date of this Report, there are no parcels or lots within Zone 2-F that are owned by a federal, state or other local governmental agency that will benefit from the services to be provided by the assessments to be collected.

January 16, 2020.

Steve Loriso, R.C.E. 64701

EXECUTIVE SUMMARY

INTRODUCTION

Pursuant to the provisions of law, the costs and expenses of the Zone have been assessed upon the parcels of land in the Zone benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram/Boundary Map, a reduced copy of which is included herein. On this 6 th day of February, 2020 the City Council, City of Jurupa Valley, State of California, ordering the preparation of the Report providing for the annexation of The Bellegrave Complex development to L&LMD No. 89-1-C Volume 2 as Zone 2-F, pursuant to the provisions of the 1972 Act, being Division 15 of the Streets and Highways Code of the State of California, adopt Resolution No. 2020-03 for a special assessment district zone known and designated as:

ZONE 2-F

Bellegrave Complex

As of the date of this Report, February 6th, 2020, the annexation of Zone 2-F includes annexation of that portion of land identified by the Assessor Parcel 169-060-005. As required by law, an Assessment Diagram/Boundary Map is filed herewith, showing the Zone, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said Zone as they exist, as of the date of this Report, each of which subdivisions of land or parcels or lots, respectively, have been assigned a parcel/lot number within a specific tract and indicated on the Assessment Diagram/Boundary Map and in the Assessment Roll contained herein.

The following report presents the engineering analysis for the annexation of Zone 2-F and the establishment of the Maximum Assessment, based on Proposition 218 and the Act of 1972, to be levied and collected commencing Fiscal Year 2020-2021 and all subsequent fiscal years.

DEFINITIONS

Agency – Means the local government, City of Jurupa Valley.

- Capital cost Means the cost of acquisition, installation, construction, reconstruction, or replacement of a permanent public improvement by the Agency.
- District Means an area determined by the Agency to contain all parcels which will receive a special benefit from a proposed public improvement of property-related service.
- Maintenance and operation expenses Means the cost of rent, repair, replacement, rehabilitation, fuel, power, electrical current, care, and supervision necessary to properly operate and maintain a permanent public improvement.
- Ad Valorem Reduction Means the corresponding general benefit value of the improvements.
- Special benefit Means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."

PART I – BOUNDARIES OF THE DISTRICT

LOCATION OF THE ASSESSMENT ZONE

Zone 2-F shall consist of a benefit zone encompassing the properties within the residential development located on Bellegrave Avenue between Mission Boulevard and Glen Street. The proposed improvements described in this Report are based on current development and improvement plans provided as of the date of this Report; streetlight plans prepared by Crescent Engineering Services dated May 4, 2018 and the streetlight authorization form from Southern California Edison (SCE) – utility provider.

Zone 2-F encompasses the properties located within Tract Map 36572, in the City of Jurupa Valley, in the County of Riverside, State of California. It includes 6 residential condominium units within one legal parcel, identified as the Bellegrave Complex Development.

Zone 2-F consists of all lots/units, parcels, and subdivisions of land located in the following development area:

Bellegrave Complex Development – Assessor Parcel Numbers as of date of this Report: 169-060-005.

PART II – IMPROVEMENTS AND SERVICES FOR CITY OF JURUPA VALLEY L&LMD NO. 89-1-C ZONE 2-F

The services to be funded by City of Jurupa Valley L&LMD No. 89-1-C Zone 2-F include the operating energy cost and maintenance of the streetlights required for the residential development designated as Bellegrave Complex Development; one (1) streetlight located on Bellegrave Avenue at the development entrance. The proposed improvements, the associated costs, and assessments have been carefully reviewed, identified, and allocated based on special benefit. Zone 2-F was reviewed and specific areas of special benefit within the District were identified, based on:

- a. Level of Service
- b. Improvement Types
- c. Proximity to Improvement
- d. Levels of Special Benefit from Zone (on Public versus Private)

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping, dedicated easements for landscape use, and appurtenant facilities. The 1972 Act further provides that assessments may be apportioned upon all assessable lot(s) or parcel(s) of land within an assessment district in proportion to the estimated benefits to be received by each lot or parcel from the improvements rather than by assessed value.

It was determined that the improvements identified by this report will directly benefit the parcel(s) to be assessed within Zone 2-F. The assessments and method of apportionment is based on the premise that the assessments will be used for lighting improvements within the existing district as well as provide for annual maintenance of those improvements and the assessment revenues generated by the Zone will be used solely for such purpose.

STREET LIGHTING IMPROVEMENTS

The assessment will provide for the operating energy cost of the street lights servicing the industrial development, as shown in the Street Lighting Improvement Plan by Crescent Engineering Services prepared for this development.

The benefits associated with streetlight improvements include:

- 1. Enhanced deterrence of crime such as vandalism and other criminal activities which would reduce damage to improvements or property.
- 2. Improved visibility to assist police in the protection of property.
- 3. Improved visibility for egress from and ingress to the property.

PART III – FINANCIAL ANALYSIS

INTRODUCTION

The formula used for calculating assessments reflects the composition of the parcels and the improvements and services provided by the Zone to fairly apportion the costs based on the estimated benefit to each parcel.

The streetlight improvements within Zone 2-F provide direct and special benefit to the lots or parcels within the Zone. Therefore, the maintenance of these improvements also provides direct and special benefit by maintaining the functionality of the improvements and allowing the improvements to operate in a proper manner.

Because all benefiting properties consist of a uniform land use, it is determined that all parcels benefit equally from the improvements and the costs and expenses for the maintenance and servicing of streetlights are apportioned on a per parcel basis.

The total benefit from the works of improvement is a combination of the special benefits to the parcels within the Zone and the general benefits to the public at large and to adjacent property owners. A portion of the total maintenance costs for the streetlights, if any, associated with general benefits will not be assessed to the parcels in the Zone, but will be paid from other City of Jurupa Valley funds.

No property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property. Additionally, because the benefiting parcels within the zone consist of a uniform land use, it is determined that each of the parcels/dwelling units within the Zone benefit equally form the improvements. Therefore, the proportionate share of the costs and expenses for the provisions of streetlights, as well as costs and expenses for the maintenance of the streetlights apportioned equally on a per parcel basis.

MAXIMUM ASSESSMENT METHODOLOGY

The following methodology was adopted by City Council in Resolution No. 2016-01 dated February 4, 2016. Such methodology has been maintained in preparation of this Report. The purpose of establishing a Maximum Assessment formula is to provide for reasonable increases and inflationary adjustments to annual assessments without requiring costly noticing and mailing procedures, which would add to the Zone 2-F costs and assessments.

The Maximum Assessment formula shall be applied to all assessable parcels of land within the Zone. For Zone 2-F, the initial Maximum Assessment(s) for Fiscal Year 2020-2021 are as follows:

1. The initial Total Maximum Assessment established within Zone 2-F (Bellegrave Complex) shall be \$131.29.

2. The initial Maximum Assessment per assessable parcel/lot/unit established within Zone 2-F, composed of 6 assessable units, is anticipated to be \$21.88.

In compliance with California Constitution Article XIIID (Proposition 218), the assessment established for Zone 2-F on this report, include an adjustment formula to account for reasonable increase in cost for maintenance and inflation. The initial Maximum Assessment shall be adjusted by the greater of two percent (2%) or the cumulative percentage increase in the CPI-U Index published by the Bureau of Labor Statistics of the United States Department of Labor for Riverside-San Bernardino-Ontario.

The Maximum Assessment is adjusted annually and is calculated independent of Zone 2-F's annual budget and proposed annual assessment. The proposed annual assessment (rate per assessable parcel) applied in any fiscal year is not considered to be an increased assessment if less than or equal to the Maximum Assessment amount. In no case shall the annual assessment exceed the Maximum Assessment.

Although the Maximum Assessment will increase each year, the actual Zone 2-F assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish reasonable limits on Zone 2-F assessments. The Maximum Assessment calculated each year does not require or facilitate an increase of the annual assessment and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessments for the fiscal year require an increase and the increase is more than the adjusted Maximum Assessment, it is considered an increased assessment.

To impose an increase assessment, the City of Jurupa Valley must comply with the provisions of the California Constitution Article XIII D Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owner through the balloting process must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for Zone 2-F. If the proposed assessment is not approved, the City may not levy an assessment greater than the adjusted Maximum Assessment previously established for Zone 2-F.

COST ESTIMATE

The Ad Valorem reduction is the corresponding general benefit value of the improvements, and it is determined by identifying the general public benefit from the installation and upkeep of the improvements identified on this report. All proposed lighting improvements contained within this report are located in front of or leading to the assessed boundary zone and the construction and installation of the improvements were only necessary for the development of properties within the Zone. Therefore, it was determined that any public access or use of these local improvements by others is incidental and there is no measurable general benefit to properties outside the one or to the public at large. The Ad Valorem reduction for this assessment is zero.

The Assessment for each assessable parcel within Zone 2-F is calculated by dividing the total Annual Balance to Levy minus the Ad Valorem Reduction by the total number of assessable subdivided parcels within Zone 2-F to determine the Annual Assessment per assessable parcel.

Annual Balance to Levy – Ad Valorem Reduction = Annual Assessment per assessable parcel

The Annual Balance to Levy is the Total Annual Costs as seen in the following summary table:

CITY OF JURUPA VALLEY L&LMD NO. 89-1-C ZONE 2-F Bellegrave Complex FY 2020-2021

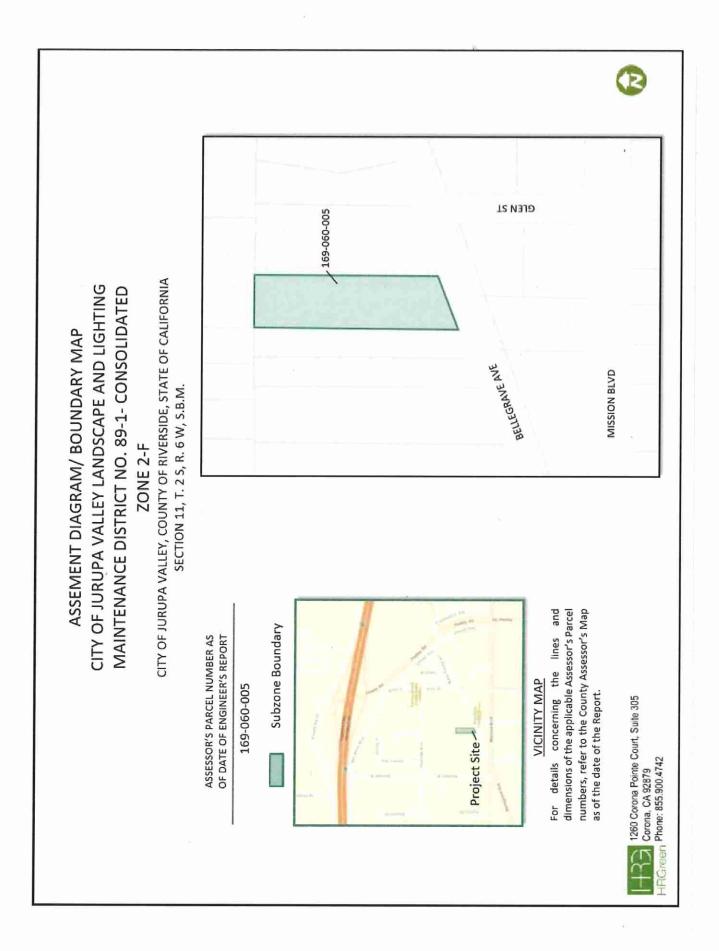
Total Assessable Dwelling Units: 6

Cost Description	Total Cost for Zone 2-F	Cost per Dwelling Unit Zone 2-F	
Street Lighting:			
Annual Energy Charge of \$131.29 per street light for 1	\$110.80	\$18.47	
Street Lights – 85 Watt LED:		e	
Administration :	\$9.42	\$1.57	
Operating Reserve :	\$11.08	\$1.85	
OTAL ANNUAL STREET LIGHTING COSTS :	\$131.29	\$21.88	

AD VALOREM REDUCTION	\$0	\$0	
INITIAL MAXIMUM ASSESSMENT PER ASSESSABLE UNIT OF ZONE 2-F :		\$131.29	

PART IV – ASSESSMENT DIAGRAM

(See next page)



PART V – ASSESSMENT ROLLS

Parcel identification for each lot/unit or parcel within Zone 2-F shall be the parcels as shown on the Riverside County Secured Roll for the year in which this Report is prepared and reflective of the Assessor's Parcel Maps. Zone 2-F includes the following Assessor's Parcel Numbers (APNs) as of the date of this Report: 169-060-005.

The initial Maximum Assessment shall be adjusted annually by the greater of two percent (2%) or the cumulative percentage increase in the CPI-U for All Items Index published by the BLS.

When subdivided, the initial Maximum Assessments per assessable lot/unit or parcel for Zone 2-F are as follows:

Parcel/ Lot No.	Maximum Assessment		
169-060-005	\$131.29		

City of Jurupa Valley

STAFF REPORT

- DATE: APRIL 2, 2020
- TO: HONORABLE MAYOR AND CITY COUNCIL
- FROM:ROD BUTLER, CITY MANAGERBY:CONNIE CARDENAS, ADMINISTRATIVE SERVICES DIRECTOR
- SUBJECT: AGENDA ITEM NO. 17.A

MID-YEAR BUDGET PRESENTATION AND AMENDMENTS (CONTINUED FROM THE MARCH 19, 2020 MEETING)

RECOMMENDATION

- 1. That the City Council receive and file the Mid-Year Budget Presentation.
- 2. That the City Council approve Fiscal Year 2019-20 Mid-Year Budget Amendments to the City's Budget as presented in the attached exhibit.

ANALYSIS

The FY 2019-20 Budget was adopted on June 6, 2019. Expenditures are budgeted based upon the anticipated level of activity. However, it is often the case that as the fiscal year progresses some activities need to be increased or decreased to reflect changing circumstances. Consequently, most cities evaluate financial activities at or shortly after the midpoint of the budget year to determine if changes in resource allocation are necessary to meet these changing circumstances.

In order to properly provide for continuing FY 2019-20 activity, staff believes some budgets should be adjusted at this time. The attached exhibit identifies the proposed amendments.

In some cases, appropriations for certain expenditures are no longer necessary at previously approved levels. In other instances, additional appropriations are requested to offset anticipated expenditures for the year.

OTHER INFORMATION

None.

FINANCIAL IMPACT

Approval of the requested budget amendments would result in a revenue increase of \$1,525,666 and an increase of expenditures in the amount of \$1,097,444. The result would be a net increase in the General Fund budget of \$428,222 in estimated revenues.

ALTERNATIVES

1. Revise or not approve Mid-Year Budget Amendments

Prepared by:

Connie Cardenas Administrative Services Director Submitted by:

S.Butler

Rod B. Butler City Manager

Attachments:

www.jurupavalley.org

1. Exhibit: FY 2019-20 Proposed Mid-Year Budget Amendments

) Proposed Mid-Year Budget A		Proposed Change		
Account #	Program/ Description	Explanation	Adopted	(E)		Revised
100.41110	Property Taxes	Estimated increase on 3rd Qtr Report from HDL	Budget	Increase	decrease	Budget
100.41180	VLF	Estimated increase on 3rd Qtr Report from HDL	5,524,363	185,839		5,710,202
100.41220	Sales Tax	Estimated increase on 3rd Qtr Report from HDL	7,658,125	213,477		7,871,602
100.41220	Sales Tax	Estimated increase on 3rd Qtr Report from HDL	12,644,003	1,126,350		13,770,353
		Total Revenue Increase to General Fund	25,826,491			27,352,157
						1,525,666
100.1120.54120	City Attorney	Legal Services	350,000	205,000	-	555,000
100.1120.54121	City Attorney	Litigation Costs	500,000	475,000	-	975,000
100.1130.54110	City Manager	Professional Services		25,000	-	25,000
100.1130.54112	City Manager	Stipends-CDA for CDBG		1,400	-	1,400
100.1130.56580	City Manager	Dues/Memberships	500	1,400		1,400
						_,
100.1140.51120	City Clerk	Overtime Salary	-	200		200
100.1140.56540	City Clerk	Meetings/Conferences	750	650		1,400
100.1150.56550	Finance/Admin. Services	Employee Education/Training	2,500	4,500		7,000
				9		2 -
100.1190.53013	Non-Departmental	Equipment (non-capital)	-	377		377
100.1190.54210	Non-Departmental	Repairs and Maintenance	75,000	28,000		103,000
100.1190.56310	Non-Departmental	Rent	3,400	194		3,594
100.1190.62300	Non-Departmental	Furniture/Equipment	-	12,000		12,000
100.1190.62500	Non-Departmental	Building Improvements	-	21,535		21,535
100.1310.56590	Engineering-Public Works	NPDES Permit	50,000	7,263		57,263
100 1330 54440	Facility of the second					-
100.1320.54110	Engineering-Development	Professional Services	-	96,000		96,000
100.1320.54140	Engineering-Development	Consulting Services	2,314,859		(96,000)	2,218,859
			3,297,009			4,079,528
		Operating Cost Increase				782,519
100-1190-56620 N	on- Dept./ Revenue Neutrality	Revenue Neutrality Pmt to County	4,781,608	314,925		314,925
		Total Expenditure Increase to General Fund				1 007 445
		Total Fund Balance to General Fund				1,097,444

RETURN TO AGENDA City of Jurupa Valley

STAFF REPORT

- DATE: APRIL 2, 2020
- TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS
- FROM:ROD BUTLER, CITY MANAGERBY:THOMAS G. MERRELL, AICP, PLANNING DIRECTOR
- SUBJECT: AGENDA ITEM NO. 17.B

INITIATION OF GENERAL PLAN AMENDMENT TO ALLOW WAREHOUSE / DISTRIBUTION USES OUTSIDE OF THE MIRA LOMA WAREHOUSE / DISTRIBUTION OVERLAY IN A PROPOSED DISTRICT AT RUBIDOUX (EMERALD MEADOWS) SPECIFIC PLAN (CASE NUMBER: MA19168), (APPLICANT: EM RANCH OWNER, LLC) (CONTINUED FROM THE MARCH 19, 2020 MEETING)

RECOMMENDATION

That the City Council initiate a General Plan Amendment to enable EM Ranch Owner, LLC to seek approval of an amendment to the Mira Loma Warehouse/Distribution Overlay in order to allow for an industrial and commercial development that will include logistics distribution warehouse uses on approximately 246 acres of land within a proposed specific plan that would replace the Emerald Meadows Specific Plan, generally located south of the SR60 freeway, west of the Santa Ana River, north of 34th Street, east of Rubidoux Boulevard.

BACKGROUND

Section 9.30.40.B, Initiation of Amendment Proceedings, of Title 9 of the Municipal Code, provides that the City Council may adopt an order to initiate General Plan Amendment proceedings at any time and that such an order shall not require a public hearing <u>and</u> <u>shall not imply that any such amendment will be approved</u>.

City initiated General Plan Amendments related to policies and regulations that apply citywide should be distinguished from General Plan Land Use Amendments that are sought by landowners and developers. A developer may make a direct application to change the land use designation on a development site the same as for a zone change. However, every General Plan Amendment that changes a policy must be initiated by the City Council. Nonetheless, the cost to process an amendment such as this one, which is associated with a development application, is borne by the applicant and the amendment is processed concurrently with the other entitlements for the project.

Every General Plan Amendment (GPA) requires environmental documentation, staff analysis and public hearings by the Planning Commission and City Council before it can be adopted. The following considerations apply to the initiation process, which only authorizes the process to begin:

- 1. Initiation of a GPA does not entail an evaluation of the merits of the proposed project, but only whether or not to proceed with a formal evaluation process and public hearings.
- 2. The Council may express their opinions as to whether the City should proceed with the formal evaluation process, but should reserve their opinions regarding the merits or the ultimate action on the GPA until the evaluation process and public hearings have been completed.
- 3. The only issue before the Council at this time is whether or not to initiate the GPA process in order to study the GPA and obtain public comment. Once the formal evaluation process and public hearings are completed, the City Council will have the opportunity to approve or disapprove or make changes to the proposed GPA.

Should the Council decline or take no action to initiate a GPA, the applicant must develop the property in accordance with the existing General Plan land use designation and related policies.

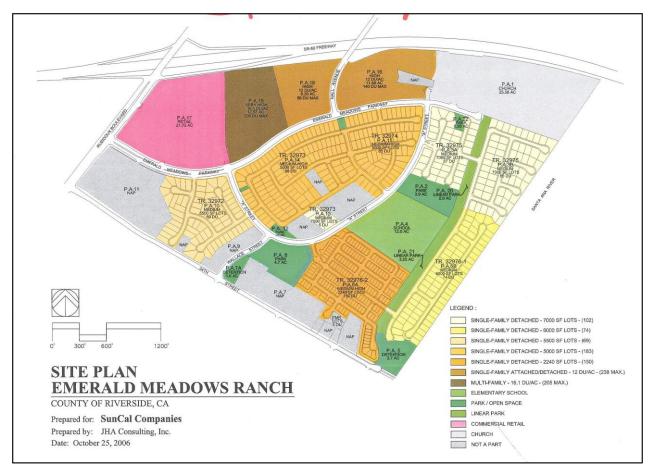
PROJECT BACKGROUND & LOCATION

EMERALD MEADOWS RANCH SPECIFIC PLAN

In 2006, the County Board of Supervisors adopted the Emerald Meadows Ranch Specific Plan, which provides for various densities of residential neighborhoods, school, park and church sites and a commercial site at Rubidoux Blvd. and the SR60 freeway. It was a project of SunCal and County EDA, involving consolidating multiple parcels under one ownership.

Subsequent to County approval, the recession resulted in the developer losing the property to foreclosure by Lehman Brothers. When Lehman filed for bankruptcy, it was required to liquidate its assets and the Emerald Meadows Ranch property was placed on the market. In 2016, a new owner made an application with the City Engineer to record a final map that had received a tentative map approval by the County prior to incorporation. The map would allow the site to be subdivided into several large development parcels, each corresponding to a planning area within the Specific Plan. The City Council denied the request to record the map because the conditions of approval had not been met.

To date, the property is zoned SP Specific Plan, which allows the various residential, institutional and commercial uses as shown on the land use plan below. The adopted Specific Plan also contains text that spells out the development standards and other special regulations such as off-site road and infrastructure requirements. The General Plan land use map designates various areas of the site for residential, institutional and commercial, generally consistent with the land use plan in the Emerald Meadows Specific Plan.



The Emerald Meadows Ranch Specific plan establishes residential neighborhoods of varying densities as well as sites for a church, school, parks and retail commercial.



Emerald Meadows General Plan



Emerald Meadows Zoning

2019 PRE-APPLICATION

EM Ranch Owner, LLC submitted a Preapplication in mid-2019 in order to receive information regarding the technical issues that must be addressed in processing entitlement applications for the project. The applicant provided preliminary concept plans for developing the site for industrial warehouse and commercial uses, and including

recreational facilities along the north side of 34th Street to buffer the excising residential neighborhood. The applicant received a report that identified issues from Engineering, Planning, RCSD, Health Dept., Fire, Sheriff, Flood Control, etc. The report identified the Mira Loma Warehouse / Distribution Overlay issue, indicating that the proposed industrial warehouse uses will require a General Plan amendment that will, in effect, allow an exception to the prohibition of such uses outside of Mira Loma.



Emerald Meadows Ranch site. Rubidoux Boulevard is in the foreground, the SR60 freeway to the left side of the photo.

PROJECT DESCRIPTION

The attached letter from the applicant, EM Ranch Owner, LLC, outlines their project objectives. As stated above, the applicant intends to develop the site with a mixture of industrial warehouse and various commercial uses, including retail, dining, medical and lodging. In order to buffer the existing residential neighborhood south of 34th Street, the project is to include recreational facilities between homes and industrial buildings.

The letter also includes the applicant's projection of economic benefit to the community. Staff has not analyzed this information and at this time cannot confirm it.

It is staff's understanding that the applicant is continuing to address the various issues identified in the pre-application and is continuing to plan the development. Thus, the development plan is a work-in-progress. This request to initiate a General Plan amendment to allow warehouse uses outside of the Mira Loma overlay area is made prior to submitting a formal application and fully developed plans in order to determine whether the plan may include such uses.

ANALYSIS

The applicant has offered to enter into a development agreement that will ensure certain community benefits will result in order to offset the negative aspects of logistics and warehousing uses. These proposed benefits are proposed to be implemented through the proposed specific plan project and Development Agreement.

It should be noted that the General Plan amendment for the Mira Loma overlay exception is not the only amendment needed. The project will also require a change in the land use map to allow industrial in place of the residential, church, school and park uses. Replacing the existing Emerald Meadows Specific Plan with the Proposed District at Rubidoux is a rezone of the property. Other entitlements needed include a Site Development Permit for the buildings, CUP and determination of public convenience or necessity for convenience stores that sell alcoholic beverages, etc.

Due to the size and strategic location of the site, along with its proximity to the Rubidoux Town Center and residential neighborhoods, staff supports allowing the process to move forward by permitting consideration of a potential amendment to the Mira Loma overlay. Although the applicant can elect to proceed without including this proposed amendment, they have stated it is a critical part of the project, and are unlikely to continue if their application cannot include it.

Further, regardless of the outcome, the process will be useful to generate a focus and consensus for the ultimate development of this significant site. Since all costs will be borne by the applicant, and since the City Council is not in any way obligated to approve the amendment, staff is recommending approval to initiate the amendment.

CONCLUSION

Staff recommends the City Council initiate the General Plan Amendment with the applicant's understanding that this action does not imply approval when the item is ultimately before the Council and the applicant will, at its own risk, bear all costs for processing the application.

FINANCIAL IMPACT

Staff time to process this application will be recovered by a developer application deposit. No additional costs to the City are anticipated.

ALTERNATIVES

- Initiate a General Plan Amendment to enable EM Ranch Owner, LLC to seek approval of an amendment to the Mira Loma Warehouse/Distribution Overlay in order to allow for an industrial and commercial development that will include logistics distribution warehouse uses on approximately 246 acres of land within a proposed specific plan that would replace the Emerald Meadows Specific Plan, generally located south of the SR60 freeway, west of the Santa Ana River, north of 34th Street, east of Rubidoux Boulevard (the recommended action);
- 2. Decline to initiate the General Plan Amendment (this eliminates the warehouse uses from being considered; other industrial uses could be considered);
- 3. Defer action and request additional information on the General Plan Amendment request.

Prepared by:

sull

Thomas G. Merrell, AICP Planning Director

Reviewed by:

Connie Cardenas Director of Administrative Services

Reviewed by:

George A. Wentz Deputy City Manager

Attachments:

1. Written Request from Applicant, EM Ranch Owner, LLC dated March 6, 2020

Submitted by:

Rod B. Butler City Manager

Reviewed by:

102 C

Peter M. Thorson City Attorney

THE DISTRICT @ Rubidoux

Jurupa Valley, California

March 6, 2020

Honorable Mayor and Members of the City Council Mr. Rod Butler, City Manager City of Jurupa Valley 8930 Limonite Ave. Jurupa Valley, CA 92509

Subject: MA19168: EM Ranch Owner, LLC - Request for Approval of Initiation of General Plan Amendment

Dear Honorable Mayor, City Council Members, and City Manager:

This letter is submitted on behalf of EM Ranch Owner, LLC ("EM Ranch"), owner of the property identified below, to request City Council approval to initiate amendment, of the Mira Loma Warehouse Policy Area general plan ("Mira Loma GP") for the approximately 246-acre site located at the southeast corner of the State Route 60 and Rubidoux Blvd., and formerly known as Emerald Meadows Ranch (the "Property"). See attached ("Exhibit A") for Site Boundary.

The Property has a General Plan land-use designation of a mix of commercial and residential uses at varying densities. More specifically Commercial Residential ("CR"), Medium Density Residential ("MDR"), Medium High Density Residential ("MHDR"), High Density Residential ("HDR"). This request for amendment initiation is to allow flexibility to include a wider variety of land uses on the Property within a new Specific Plan, which are only permitted within the Mira Loma GP Area. This allows the evaluation of whether or not a portion of the property could accommodate other uses as permitted under the Mira Loma GP.

The Site Development will be subject to a future Development Agreement with the City of Jurupa Valley (the "City") that is intended to provide significant financial and community benefits to the City and the surrounding area, such as Transit Occupancy Tax, Point of Sales Tax, and other fiscal considerations. The Development Agreement is intended to provide not only financial benefits to the City but also include significant Community benefits such as a vibrant commercial center with a neighborhood market, restaurants and area-serving retail, a professional service hotel and conference center, medical facilities, as well as a mixed-income residential community. Other benefits may include public open space, neighborhood-park, community center, and other benefits. These alternatives will be analyzed as part of our proposal given the opportunity to move forward with our request.

We thought it is interesting to share the Economic and Fiscal Impact Analysis prepared by David Taussig and Associates ("DTA"). The Project is anticipated to generate on-going benefits to the City's General Fund that can offset expenditures by approximately 5% to 10% of the City's overall annual budget. The Project construction is projected to stimulate short-term labor by approximately 4,800 direct and indirect jobs, and generate approximately 3,300 long term quality jobs that can benefit the City at large. See attached ("Exhibit B") for Economic Development Overview.

THE DISTRICT @ Rubidoux

Jurupa Valley, Galifornia

The Project will also help the City meet its' quota of the California State RHNA residential requirements. Additionally, EM Ranch is committed to implementing various Environmental Justice elements and support the City's vision for an Environmental Equity for all Persons.

Since acquiring the site in January 2018, EM Ranch has fenced off the Property and patrolled it seven days a week, and managed the removal of brush, debris, and illegal dumping on regular basis. Additional steps have been taken in working with the Sheriff's Department to remove homeless camps that for years have negatively impacted the safety and security of the neighborhood adjacent to the property.

The critical mass of this large Property with its immediate access to the 60 Freeway allows for the creation of an iconic gateway into the City and will be a catalyst for the Rubidoux District economic development. To provide scale, the Property is comparable in size to two (2) Disneyland Parks which helps to support the use of warehousing. We believe this Property has significant unfulfilled economic potential for the City and the ownership, which can be realized by permitting EM Ranch to evaluate various development options for the site. This assessment will be performed at the sole risk of EM Ranch. We believe that by permitting us to explore an amendment to the Mira Loma GP, the City Council can make an informed determination on realistic uses for the site.

The vision for the Property is to transform it into an interactive cohesive district that would contribute to the financial wellbeing of the City, generate high quality jobs, provide critical public benefits, and become a destination for the neighborhood and the community at large. We are committed to communicating our vision concisely and affirmatively through a Specific Plan and Environmental Impact Report ("EIR") review, while concurrently processing a General Plan Amendment that would benefit the Rubidoux District.

Therefore, EM Ranch is respectfully requesting that the City Council approve the request for an initiation amendment of the Mira Loma Warehouse Policy Area general plan to allow City staff to analyze a mix of uses on the Property to guide EM Ranch to work with its consulting team and the City residents to further define the vision for the property.

We look forward to working with the City and the community to provide a high quality, mutuallybeneficial development that will transform the Rubidoux District into the City's eastern gateway.

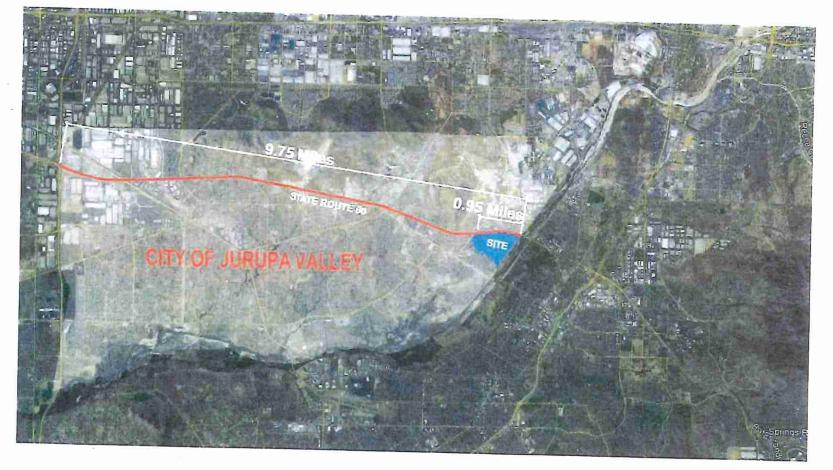
Sincerely

Mauricio Oberfeld EM Ranch Owner, LLC 484 S. San Vicente Blvd. Los Angeles, CA 90048

Attachments

Exhibit A:Site BoundaryExhibit B:Economic Development Overview

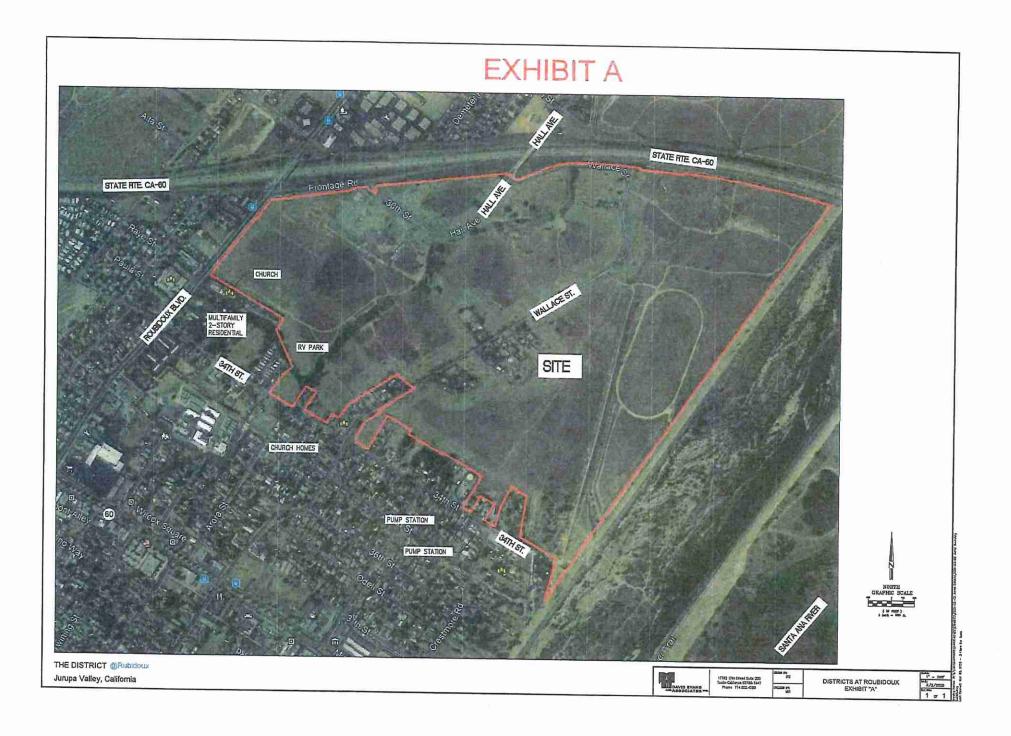






JURUPA VALLEY REFERENCE AERIAL





PROPERTY SCALE



DISNEYLAND OVERLAY



LOS ANGELES COLISEUM OVERLAY



THE DISTRICT @ Rubidoux Jurupa Valley, California

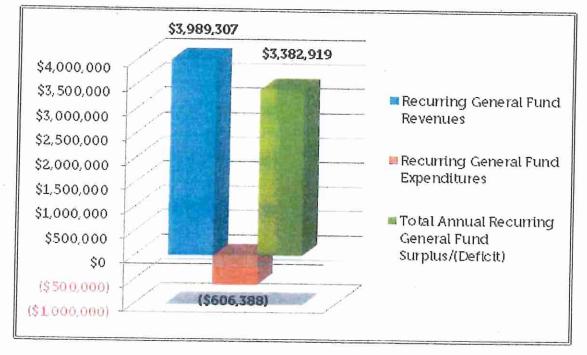
SIZE COMPARISON EXHIBIT



01



General Fund Net Fiscal Impact at Project Build-Out





Recurring General Fund Revenues at Project Build-Out Broken Down by Source

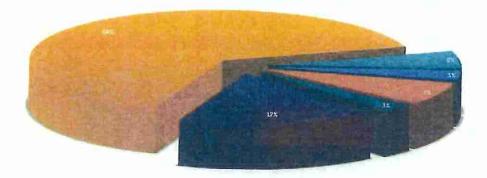
SECURED PROPERTY TAX
 Property Transfer Tax
 DIRECT SALES TAX
 TRANSIENT OCCUPANCY TAX
 Franchise Fees
 Licenses and Permits
 Investment Income

Unsecured Property Tax
PROPERTY TAX IN-LIEU OF VEHICLE LICENSE FEE
Indirect Sales Tax
Business Licenses
Non-Development Charges for Services
Other / Miscellaneous



Recurring General Fund Expenditures at Project Build-Out Broken Down by Source

🚚 Public Safety 📲 Building and Safety 📲 Public Works 🧧 Planning 📕 Animal Control 📓 <u>General Government</u>







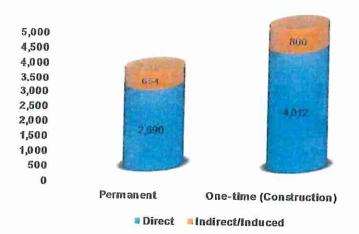
ECONOMIC IMPACT SUMMARY

Recurring Impact Conclusions (City of Jurupa Valley)

Recurring Impacts	Direct	Indirect/Induced	Total
Employees	2,690	654	3,344
Overall Output	\$305,725,144	\$85,112,623	\$390,837,767
Labor Income	\$133,727,112	\$27,621,203	\$161,348,315
Other Value Added	\$45,976,225	\$22,598,184	\$68,574,408
Intermediate Expenditures	\$126,021,808	\$34,893,236	\$160,915,044

Note: All numbers are subject to rounding.

Jobs Generated by the Project





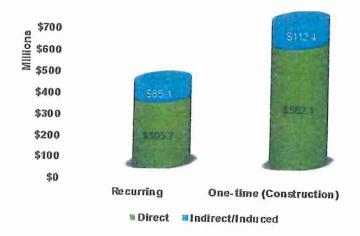


One-Time/Construction Impact Conclusions (City of Jurupa Valley)

One-Time/Construction Impacts	Direct	Indirect/Induced	Total
Employees	4,012	800	4,812
Overall Output	\$562,060,825	\$112,391,701	\$674,452,526
Labor Income	\$235,371,046	\$35,004,863	\$270,375,909
Other Value Added	\$73,913,092	\$30,402,754	\$104,315,846
Intermediate Expenditures	\$252,776,687	\$46,984,084	\$299,760,771

Note: All numbers are subject to rounding.

Total Economic Output



RETURN TO AGENDA

City of Jurupa Valley

STAFF REPORT

DATE: APRIL 2, 2020

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM:ROD B. BUTLER, CITY MANAGERBY:CONNIE CARDENAS, DIRECTOR OF ADMINISTRATIVE SERVICES

SUBJECT: AGENDA ITEM NO. 17.C

APPROVING BILINGUAL ENGLISH/SPANISH PAY, STANDBY DUTY BENEFITS, AND ADDITIONAL EXECUTIVE LEAVE CLASSIFICATIONS

RECOMMENDATION

1) That the City Council approve three additional Personnel Policies to be added to the City's Personnel Policies and Procedures Manual.

BACKGROUND

Currently, Public Works field personnel, who are released from active duty but who are required to make themselves available to be reached by telephone or other communicative devices and refrain from activities, which might impair their ability to perform assigned duties, are not compensated for such time.

Staff is recommending approval to establish Standby Duty pay for employees assigned to standby duty. This is a seven (7) day, Saturday to Friday, assignment. Employees assigned to Standby Duty would be compensated at the hourly rate of the "top" step of the salary range to which the classification of "Maintenance Worker III" is assigned. The equivalent of eight (8) hours pay at this "top" step rate will be paid for the weeklong standby assignment.

Currently, employees that translate on a daily basis as part of their regular job duties are not compensated for providing this service to City customers.

Staff is recommending approval to establish Bilingual Pay for qualifying employees that speak Spanish as a regular part of the employee's daily duties as determined by the City's Human Resources Department and employee's Department Director. To be eligible for this benefit, employees must pass a standardized Spanish language test to be administered by a testing agency selected by the City.

Employees would be paid Seventy-Five Dollars (\$75) per month if they are bilingual (speak only), and One Hundred Dollars (\$100) per month if they are bi-literate (speak, write and read).

Currently, the executive staff receive 96 hours per fiscal year in lieu of overtime pay. The additional classes are considered exempt and not subject to overtime pay. Staff recommends Mid-Management would receive 60 hours of executive leave each fiscal year and Professional staff would receive 50 hours of executive leave.

Staff is recommending approval to add two (2) additional classes to the executive leave policy. Mid-Management class and Professional class.

All leave must be used in the fiscal year granted and shall not be carried into the next fiscal year.

FINANCIAL IMPACT

There is no current budget for Standby Duty or Bilingual Pay. Staff is asking for \$12,575.00 for Standby Duty and \$9,600 for Bilingual Pay to be appropriated from the City's General Fund pursuant to the attached Standby Duty Policy and Bilingual Pay Policy.

ALTERNATIVES

- Decline to approve Standby Duty Pay, Bilingual Pay and/or additional classes for Executive Leave
- 2. Approve Standby Duty Pay, Bilingual Pay and/or additional classes for Executive Leave

Prepared by:

Connie Cardenas Administrative Services Director

Attachments:

1. Proposed Personnel Policies

Submitted by:

Rod B. Butler City Manager

CITY OF JURUPA VALLEY

PERSONNEL POLICIES AND PROCEDURES MANUAL

Subject: Standby Pay Policy

Employees who are released from active duty but who are required by their departments to leave notice where they can be reached and be available to return to active duty when required by the department, shall be considered to be on standby duty.

Standby duty shall, whenever possible, be assigned to employees on a voluntary basis. When volunteer assumption of standby duty by employees is insufficient to meet the needs of the department, then such duty shall be assigned on a rotational basis whenever possible within affected work units.

Standby duty requires that employees so assigned shall respond as soon as possible and within no more than sixty (60) minutes (unless other arrangements are made with the supervisor). Employees on standby shall make themselves available to be reached by telephone or other communicative devices and refrain from activities which might impair their ability to perform assigned duties. Employees not obligated to remain on standby have no obligations to meet these requirements. Employees accepting standby assignments not able to meet the above criteria due to distance, must make prior arrangements with management before accepting the standby assignments.

Standby duty occurs after the employee's regular hours are completed and is not an extension or continuation of a regular shift.

Standby duty is a seven (7) day, Sunday to Saturday, assignment.

Standby duty shall be compensated at the hourly rate of the "top" step of the salary range to which the classification of "Maintenance Worker III" is assigned. The equivalent of eight (8) hours pay at this "top" step rate will be paid for the week long standby assignment.

Standby compensation shall not be the basis upon which overtime is calculated for any purpose, except in cases where a standby employee physically responds to a City location to remedy a problem.

City agrees to compensate those employees who are assigned standby duty who physically respond to City locations to remedy a problem will be paid from the time the employee leaves home until he/she returns home at his/her current pay rate for actual hours worked, or a minimum of two (2) hours, for each incident requiring a round trip, whichever is greater.

CITY OF JURUPA VALLEY

PERSONNEL POLICIES AND PROCEDURES MANUAL

Subject: Bilingual Pay Policy

Qualifying employees shall be paid Seventy-Five Dollars (\$75) per month if they are bilingual (speak only), and One Hundred Dollars (\$100) per month if they are bi-literate (speak, write, and read).

The only qualifying language is Spanish.

Applicants must pass a standardized Spanish language test (pass/no pass) to be administered by a testing agency selected by the City.

To qualify for bilingual pay, Spanish must be a regular part of the employee's daily duties as determined by the City's Human Resources Department and employee's Department Director.

CITY OF JURUPA VALLEY

PERSONNEL POLICIES AND PROCEDURES MANUAL

Subject: Executive Leave Policy

Executive Leave will be accrued at the following rate each fiscal year as compensatory leave in addition to the annual PTO leave earned annually based on years of service. The executive compensatory leave will not be pro-rated, except that it will be pro-rated for new employees for the period from the date of hire to the start of the next fiscal year.

- Executive Employees would receive 96 hours of executive leave each fiscal year.
- Mid-Management would receive 60 hours of executive leave each fiscal year.
- Professional staff would receive 50 hours of executive leave each fiscal year.

All leave must be used in the fiscal year granted and shall not be carried into the next fiscal year.

Part-time, regular part-time and temporary employees are not eligible for PTO annual leave, with the exception of the 24 hours of leave mandated by AB 1522.

Executive	Mid-Management	Professional	General
Executive Leave 96 hours fiscal year	Executive Leave 60 hours fiscal year	Executive Leave 50 hours fiscal year	FLSA non - exempt
City Manager	Assistant Building Official	Building Inspection Supervisor	Accountant I/II
City Clerk	Assistant to the City Manager	Code Enforcement Supervisor	Accounting Clerk
Chief Building Official	Building & Safety Manager	Deputy City Clerk	Accounting Technician I/II
Director of Administrative Services	Economic Development Manager	Principal Accountant	Administrative Assistant I/II
Director of Community Development	Public Works Operations Manager	Sr. HR Analyst	Maintenance Worker I/II/III
Director of Public Works/Engineer			Management Aide
Assistant City Manager			Office Assistant I/II
			Reception
			Sr. Accounting Technician
			Sr. Adminstrative Assistant
			Sr. Office Assistant

RETURN TO AGENDA City of Jurupa Valley

STAFF REPORT

DATE: APRIL 2, 2020

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM:ROD BUTLER, CITY MANAGERBY:THOMAS G. MERRELL, AICP, PLANNING DIRECTOR

SUBJECT: AGENDA ITEM NO. 17.D

MASTER APPLICATION (MA) NO. 16045 (GPA16001, CZ16003, & SP16001) INFORMATIONAL ITEM REGARDING NEW CONCEPTUAL LAND USE PLAN FOR PROPOSED RIO VISTA SPECIFIC PLAN NO. 16001 ON APPROXIMATELY 917 ACRES OF LAND LOCATED NORTH OF CANAL STREET, SOUTH OF THE CITY BOUNDARY (APPLICANT: RICHLAND PLANNED COMMUNITIES)

RECOMMENDATION

That the City Council receive a staff presentation to inform the City Council regarding the applicant's revised conceptual land use plan and provide comments to the applicant.

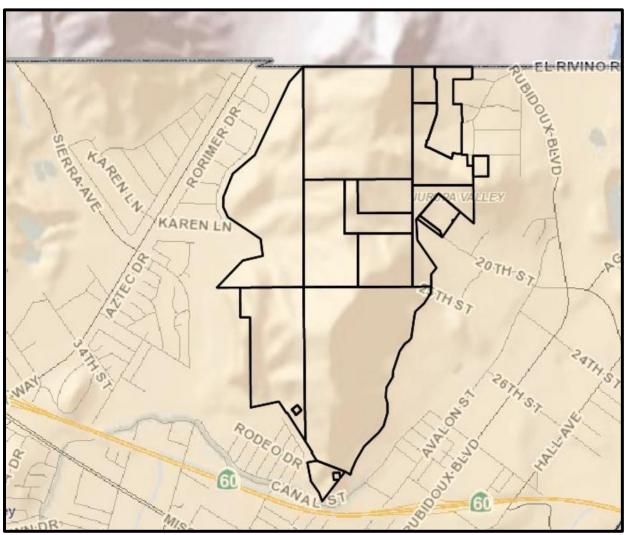
BACKGROUND

At the City Council meeting on November 7, 2019, the City Council declined to initiate a General Plan Amendment to allow the applicant to process a request to allow warehouse distribution use on their project site (see Exhibit A). The staff report and the minutes for November 7, 2019 are attached.

In summary, the City Council provided the following feedback:

- Do not support warehouse and distribution use on this project site
- Concern for truck traffic traveling near and through residential communities
- Concern for the close proximity of the proposed warehouse distribution use and Crestmore Heights
- Suggest more commercial instead of industrial

EXHIBIT A. PROJECT LOCATION



UPDATE ON THE CONCEPTUAL PLAN

The applicant has considered the comments from the Council and has revised their conceptual land use plan. The proposal does not include warehouse distribution use. While maintaining the originally proposed residential, the updated project includes a self-storage facility, business park, and industrial park. Exhibit B presents an enlargement of only the industrial area and self-storage and Table 1 presents a summary of the entire proposal. See attached written project description and land use maps submitted by the applicant for full proposal including residential.

As shown in Exhibit B, three industrial buildings are proposed along the north side of 20th Street. The proposed sizes are 276,000 square-feet, 227,000 square-feet, and 305,000 square-feet. These buildings would be designed to accommodate wholesale businesses, manufacturing and processing, research and development uses, high technology production, ancillary retail sales and related uses.

A 24-acre business park to accommodate professional offices is proposed north of the industrial buildings. Further north is a proposed 7-acre self-storage facility abutting the

northern boundary line. To the south of 20th Street, the applicant proposes a 12-acre business park which allows for offices, retail, and service-oriented uses.



EXHIBIT B. ENLARGEMENT OF THE PROPOSED INDUSTRIAL LAND USE

AERIAL VIEW 1 RIO VISTA INDUSTRIAL PARK JURUPA VALLEY, CA

RICHLAND PROPERTIES

TABLE 1. SUMMARY OF PROPOSED LAND USES FOR PROPOSED SPECIFIC PLAN

PROPOSED LAND USE AREAS	DESCRIPTION
Residential Land Use (1,697 units max)	The applicant is proposing several residential product types and densities. Residential product types include single- family dwellings, row townhomes, detached cluster condominiums and possibly apartments. The highest density range is 14 to 20 dwelling units per acre and the lowest density range is 2 to 5 dwelling units per acre.
Business Park / Commercial Uses (12 acres)	Professional Offices

Z G GROU

	business activities
Business Park / Professional Office Uses (24 acres)	Professional Offices
Light Industrial / Manufacturing Uses (44 acres)	Wholesale businesses, manufacturing and processing, research and development uses, high technology production, ancillary retail sales and related uses
Self-Storage (7 acres)	
Open Space & Recreation (600+ acres)	 600 acres of preserved natural open space with trails for passive use
	 18.5 acres of recreational area such as parks and tot lots with trails

The next steps of the project are as follows:

- Update exhibits and technical studies
- Complete the Environmental Impact Report and 45-public review period for comments
- Public hearings by the Planning Commission and City Council

FINANCIAL IMPACT

Staff time to process this application will be covered by a developer application deposit. No additional costs to the City are anticipated.

ALTERNATIVES

- 1. <u>Recommended action</u>: That the City Council receive a staff presentation to inform the City Council regarding the applicant's revised conceptual land use plan and provide comments to the applicant.
- 2. Identify concerns or request for additional information and direct the item to be placed on a future agenda for further Council discussion.

Prepared by:

Thomas G. Merrell, AICP Planning Director

Submitted by:

it Unn

Rod B. Butler City Manager

Reviewed by:

Reviewed by:

lenas

Connie Cardenas Administrative Services Director

misto 202

Peter M. Thorson City Attorney

Attachments:

- 1. City Council staff report for 11/07/19 meeting
- 2. City Council Minutes for 11/07/19 meeting
- 3. Written Project Description and Conceptual Plan for the proposed Rio Vista Specific Plan No. 16001

ATTACHMENT NO. 1

City Council staff report for 11/07/19 meeting

RETURN TO AGENDA City of Jurupa Valley

STAFF REPORT

DATE: NOVEMBER 7, 2019

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: ALAN KREIMEIER, INTERIM CITY MANAGER BY: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR

SUBJECT: AGENDA ITEM NO. 17.C

INITIATION OF GENERAL PLAN AMENDMENT TO ALLOW WAREHOUSE/DISTRIBUTION USES OUTSIDE OF THE MIRA LOMA WAREHOUSE/DISTRIBUTION OVERLAY IN A PROPOSED RIO VISTA SPECIFIC PLAN FOR A TOTAL OF 1.7 MILLION SQUARE-FEET OF INDUSTRIAL BUILDINGS; CASE NUMBER: MA16045 (APPLICANT: RICHLAND PLANNED COMMUNITIES)

RECOMMENDATION

That the City Council, by motion, initiate the General Plan Amendment to consider warehouse and distribution within the Rio Vista Specific Plan limited to the area south of the ridgeline that parallels 20th Street.

BACKGROUND

Richland Planned Communities seeks Council approval to initiate a General Plan Amendment to the Mira Loma Warehouse/Distribution Overlay in order to allow for a 1.3 million square-foot industrial park that will include logistics distribution warehouse uses on approximately 116 acres of land within a proposed specific plan that would replace Rio Vista Specific Plan generally located south of the city's northern boundary line, east of Sierra Avenue, north of La Canada Drive, west of Rubidoux Boulevard.

Section 9.30.40.B, Initiation of Amendment Proceedings, of Title 9 of the Municipal Code, provides that the City Council may adopt an order to initiate General Plan Amendment proceedings at any time and that such an order shall not require a public hearing <u>and</u> <u>shall not imply that any such amendment will be approved</u>.

The applicant, Richland Communities, the developer of the proposed Rio Vista Specific Plan, is seeking an amendment to a General Plan policy. In particular, this application is to amend the Mira Loma Warehouse and Distribution Overlay. Such City initiated General Plan Amendments related to policies and regulations that apply city-wide should be distinguished from General Plan Land Use Amendments that are sought by land owners

Page | 1

and developers. A developer may make a direct application to change the land use designation on a development site the same as for a zone change. However, every General Plan Amendment that changes a policy must be initiated by the City Council. Nonetheless, the cost to process an amendment such as this one, which is associated with a development application, is borne by the applicant and the amendment is processed concurrently with the other entitlements for the project.

Every General Plan Amendment (GPA) requires environmental documentation, staff analysis and public hearings by the Planning Commission and City Council before it can be adopted. The following considerations apply to the initiation process, which only authorizes the process to begin:

- Initiation of a GPA does not entail an evaluation of the merits of the proposed project, but only whether or not to proceed with a formal evaluation process and public hearings.
- 2. The Council may express their opinions as to whether the City should proceed with the formal evaluation process, but should reserve their opinions regarding the merits or the ultimate action on the GPA until the evaluation process and public hearings have been completed.
- 3. The only issue before the Council at this time is whether or not to initiate the GPA process in order to study the GPA and obtain public comment. Once the formal evaluation process and public hearings are completed, the City Council will have the opportunity to approve or disapprove or make changes to the proposed GPA.

Should the Council decline or take no action to initiate a GPA, the applicant must develop the property in accordance with the existing General Plan land use designation and related policies.

PROFESSIONAL SERVICES APPLICATION

In 2013, Richland Planned Communities (landowner and applicant) submitted a Request for Professional Services (PROS) for a proposed specific plan to replace the adopted Rio Vista Specific Plan. See Exhibit A for the project location.

The previously adopted Rio Vista Specific Plan (Attachment No. 1) was approved by the County about twenty years prior to City incorporation and encompasses over 918 acres of land. Generally, the Specific Plan allows for 1,697 residential units (single-family and multi-family units), 5-acre commercial area, school, and over 400 acres of open space.

ENTITLEMENT APPLICATIONS

In 2016, Richland Planned Communities has submitted formal applications (General Plan Amendment, Change of Zone, Specific Plan, Tentative Tract Map) to propose a new specific plan to replace the adopted Rio Vista Specific Plan.

The early 2019 draft Specific Plan propose 1,363 residential units (single-family and multi-family units), elementary school, parks, and approximately 600 acres of open space area.

PROPOSED GENERAL PLAN AMENDMENT

As stated in the attached letter, Richland is proposing to make a change in the land uses planned for a portion of their project from residential and open space to industrial. Since the industrial uses are proposed to include distribution warehousing, the change is not consistent with the General Plan Mira Loma Warehouse and Distribution Overlay, which states "*No warehouses, distribution centers, intermodal transfer facilities (railroad to truck), trucking terminals, or cross dock facilities shall be allowed outside the aforementioned area.*

The General Plan Land Use Element states, "*This overlay is designed to limit the locations of logistics and other similar supply-chain uses to the Mira Loma Warehouse and Distribution Center Overlay area.*" Originally created by the County of Riverside in 2003 and subsequently carried forward into the 2011 Jurupa Valley General Plan upon City incorporation, this requirement has been an integral part of City land use policy. Under this General Plan policy, warehousing and distribution uses are allowed only within the boundaries of the overlay, which is located entirely in a defined area in Mira Loma. Thus, the proposal for a specific plan that allows warehousing in Crestmore Heights is not consistent with the General Plan.

A General Plan Amendment (GPA) will be required in order to make the warehousing use consistent with the General Plan. If the initiation of this amendment is approved by the Council, the Planning Department will determine the appropriate form and content of the amendment, which will be incorporated into the application and processed concurrently with the other entitlement applications.

Several important issues must be addressed in connection with an amendment to the Mira Loma overlay. Beyond the usual environmental impacts of industrial land use, such as truck traffic, noise, air pollution, etc., warehousing is associated with additional issues of concern. Most notably are the economic impacts and their effect on economic development. Most warehouse distribution centers do not generate as many jobs per acre as manufacturing, tend to employ predominantly low wage employees and generate a high volume of truck traffic. These factors, together with attracting support businesses to nearby areas such as pallet yards, trailer storage yards, etc. have led to the longstanding policy limiting additional warehousing uses in other areas of the City.

Four other applications for warehousing outside of the Mira Loma overlay area are currently in various stages of the entitlement process:

- Riverside Cement Plan redevelopment by Veridian
- Industrial property northwest of Canal and 28th Street by Proficiency Capital
- Industrial property at the northwest corner of Hall and Agua Mansa by Carson Company
- Tourist Commercial property northeast of Pyrite and Granite Hill by Lansing

The first three applicants have made a formal request for City Council initiation of a GPA to amend the Mira Loma overlay. Each has proposed to enter into a development agreement that creates an obligation to provide significant community benefit over and above the usual environmental mitigation measures and conditions. The City does not

require a development agreement, but will consider exploring whether an agreement will further the public interests should the project be approved.

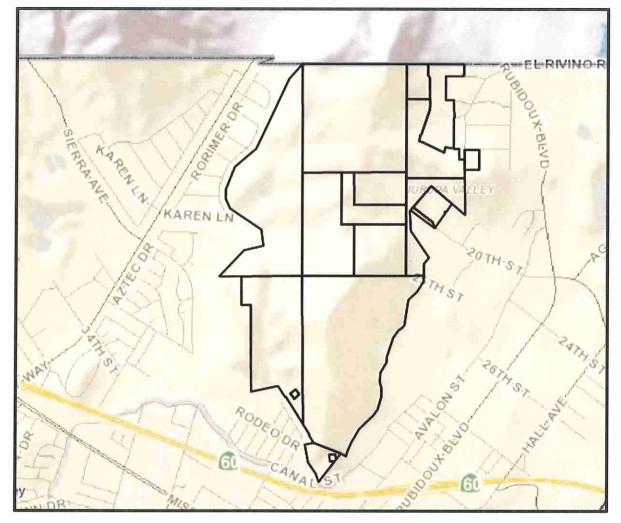


EXHIBIT A. PROJECT LOCATION

PROJECT DESCRIPTION

In August 2019, the applicant submitted a written request to the City Council for the initiation of a General Plan Amendment for an exception to the Mira Loma Warehouse and Distribution Center Overlay for their project site.

The written request is included in this staff report as Attachment No. 2. Under the new proposal, replacing residential with industrial reduces the residential units from 1,363 to 1,000. Furthermore, it includes a 1.7 million square-foot industrial park that can accommodate logistics use. This project requires amending the Mira Loma Warehouse and Distribution Center Overlay of the General Plan in order to be approved. In addition to a newly submitted General Plan Amendment to allow logistics on the project site, the applicant has previously made several applications:

- General Plan Amendment No. 16001 Change existing land use designations to proposed land use designations
- Change of Zone No. 16003 Change to new Specific Plan Zone for Specific Plan No. 16001.
- Specific Plan No. 16001 Replace adopted Rio Vista Specific Plan No. 243 to new Rio Vista Specific Plan No. 16001
- Tentative Tract Map No. 37074 residential subdivision

The proposed "Rio Vista Industrial Park" is proposed on 116 acres of land in the northeastern portion of the specific plan. See Exhibit B. The industrial park consists of six (6) buildings with sizes ranging between 150,000 square-feet to 580,000 square-feet. See Exhibit B for an enlargement of the industrial park within the overall proposed specific plan.

EXHIBIT B. ENLARGEMENT OF THE "RIO VISTA INDUSTRIAL PARK" (A PORTION OF THE PROPOSED RIO VISTA SPECIFIC PLAN)



ANALYSIS

Applicant's Offer of Community Benefit

Currently, the applicant has offered certain community benefits intended to offset the negative aspects of logistics and warehousing uses. These proposed benefits are proposed to be implemented through the proposed specific plan project and Development Agreement. A summary of community benefits that are offered by the applicant are listed on page 2 in the applicant's letter.

The applicant is generally proposing the following preliminary terms that would be considered above and beyond what the code or project conditions would require:

- <u>One-time Community Benefit Fee.</u> Pay a one-time community benefit of \$1 per square-foot for each building or provide affordable housing units which would provide a to-be-determined credit against the one-time community benefit fee of \$1 per square-foot for each building.
- <u>CFD for Street Maintenance.</u> Participate in a Community Facilities District (CFD) which will maintain certain streets impacted by the project in good condition.
- <u>CFD for Public Safety.</u> Participate in a City Public Safety Services CFD to provide funding for Public Safety services if the City creates one. Cost will be shared with other developers.
- <u>CAM/HOA Community or Homeowners Association</u>. Establishment of a viable maintenance entity for maintenance of open space and recreational facilities.
- <u>Ongoing Payment / Contribution to the City General Fund for Warehouse /</u> <u>Distribution Uses.</u> If point of sale is established onsite and/or manufacturing uses are developed instead, these would provide a to-be-determined credit against the Community Benefit Fee Credit.
- Implementation of Measures to Attract Point-of-Sale / Manufacturing Uses.

The applicant is also stating that the project will have added benefits that would include:

• <u>Substantial Increase in Open Space and Recreational Land Per Resident.</u> Although the number of residences would be reduced by almost 700 units, the amount of open space and recreational land would actually increase, thereby significantly exceeding City requirements for such amenities. If the ratio of open space and recreational areas to housing unity was maintained as in the approved Specific Plan, only 263 acres of open space/recreation would be required for 1,000 units. We are proposing well over twice that ratio of open space.

Planning Issues

Should the Council approve initiation of this General Plan amendment process, staff will be addressing the such issues as:

Proximity to Existing Residential Neighborhoods

The area identified for the Rio Vista industrial warehouse project extends from 20th Street to the north City boundary. The southernmost area is adjacent to an existing industrial park and several heavy industrial sites. The northernmost area borders the west side of the Crestmore Heights residential neighborhood.

Although the applicant proposes to grade the area adjacent to Crestmore Heights above the neighborhood, the visual impacts as well as air quality and noise impacts must be evaluated.

There is an existing natural buffer between the industrial uses on 20th Street and the homes in Crestmore Heights. In order to implement the proposed development plan, the hilltop ridge separating the two areas must be graded down.

As shown on the aerial photo below, the area between the ridge and 20th Street is an appropriate area for expanding the industrial uses in this area. The ridge shelters Crestmore Heights from industrial use impacts and should remain as a natural buffer between these incompatible uses.



The elimination of the ridge and extending the industrial uses to north City boundary will have the effect of surrounding Crestmore Heights with warehousing and industrial, similar to Mira Loma Village.

Cumulative Impacts of All Warehouse Projects

There are three current applications for warehousing in the immediate vicinity, all of which are located in predominantly industrial areas. However, all three, together with the Rio Vista proposal, will affect the various residential neighborhoods in the Agua Mansa – Crestmore Heights area north of SR60. The impacts on 20th Street, which will also serve as a commuter road for the Rio Vista, Highland Park and Sunnyslope neighborhoods, along with Rubidoux Blvd., Market Street and Agua Mansa must be evaluated.

SR60 / Rubidoux Boulevard Interchange

The means for reconstructing the freeway interchange will be addressed. Trucks occupy more space on the road than cars. The potential for severe congestion at the freeway access is high and the solution is critical as more truck-intensive uses are allowed in the vicinity.

Staff Assessment

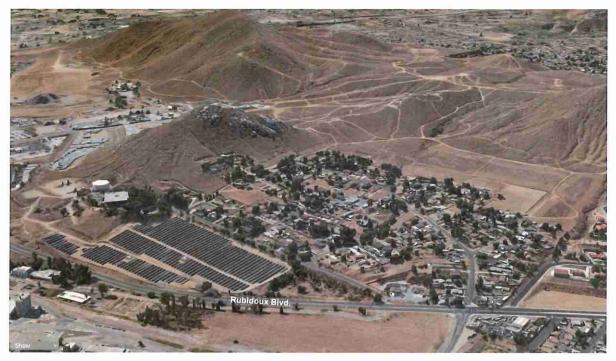
Notwithstanding the information in the applicant's letter, the initiation of the General Plan Amendment only authorizes the staff to evaluate the proposed logistics use that would otherwise only be allowed within the Mira Loma Warehouse and Distribution Center Overlay. Additionally, the staff will study the compatibility of the proposed industrial with the residential neighborhoods that are within the proposed specific plan and the following (existing or approved) residential neighborhoods in the vicinity:

- Crestmore Heights is an existing neighborhood to the east
- Bell Town, Emerald Ridge and neighborhoods between Avalon and Rubidoux Blvd. north of the SR60 freeway
- Shadow Rock (previously named Highland Park) to be constructed to the west
- Paramount Estates is an existing neighborhood to the south
- Emerald Ridge is to be constructed to the south



As shown above, the area south of the ridge along 20th Street is a logical area to study. While there is merit in allowing the process to go forward, study the means to mitigate impacts and evaluate the trade-offs for community benefit, staff finds the concept of industrial development in close proximity (and above) the Crestmore Heights neighborhood troubling. Staff believes the GPA initiation should be approved, but limited to only consider industrial south of the ridge, which should remain as a natural buffer between the industrial and residential areas.

As shown in the photo below, maintaining the northern area as residential protects a disadvantaged neighborhood from industrial encroachment, preserves the semi-rural and equestrian lifestyle of Crestmore Heights and is consistent with the integrity of the existing Agua Mansa industrial area.



CONCLUSION

Staff recommends the City Council initiate the General Plan Amendment to consider warehouse and distribution within the Rio Vista Specific Plan limited to the area south of the ridgeline that parallels 20th Street.

FINANCIAL IMPACT

Staff time to process this application will be recovered by a developer application deposit. No additional costs to the City are anticipated.

ALTERNATIVES

1. By motion, initiate the General Plan Amendment to consider warehouse and distribution within the Rio Vista Specific Plan limited to the area south of the ridgeline that parallels 20th Street.

- 2. By motion, Initiate the General Plan Amendment to enable Richland Planned Communities to seek approval of an amendment to the Mira Loma Warehouse and Distribution Center Overlay as submitted by the applicant in order to allow approximately 1.7 million square-feet of buildings for logistic uses on approximately 116 acres of land in the proposed Rio Vista Specific Plan generally located south of the city's northern boundary line, east of Sierra Avenue, north of La Canada Drive, west of Rubidoux Boulevard;
- 3. Defer action and request additional information on the General Plan Amendment request.

Prepared by:

Submitted by:

Merul

Thomas G. Merrell, AICP **Planning Director**

Reviewed by:

Connie Cardenas Interim Administrative Services Director

Alan Kreimeier Interim City Manager

Reviewed by:

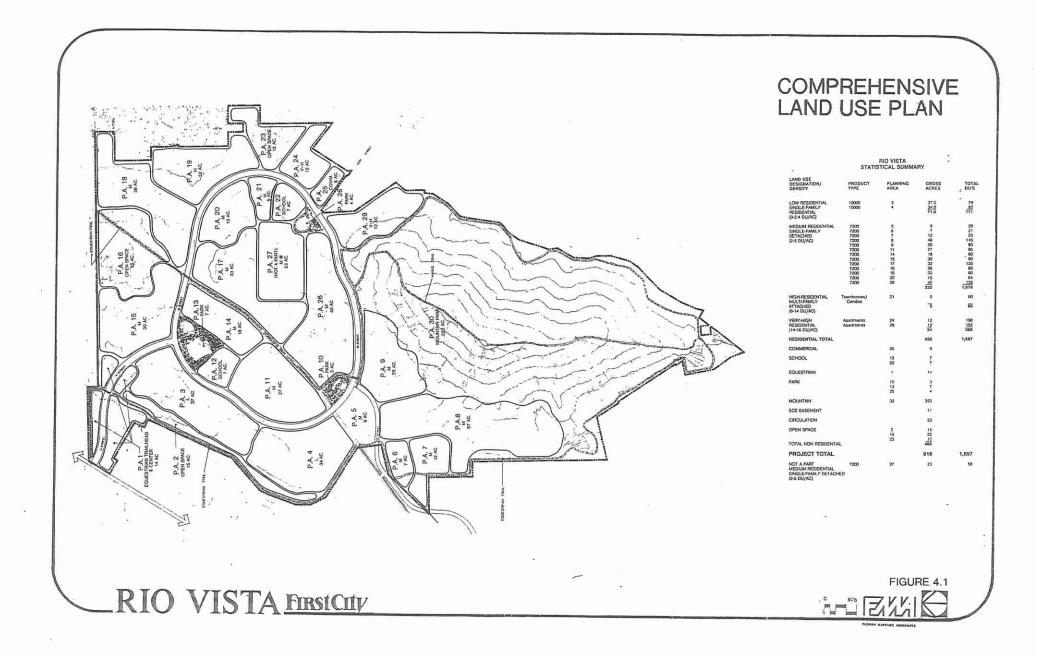
Peter M. Thorson City Attorney

Reviewed by:

George A. Wentz Deputy City Manager

Attachments:

- 1. Adopted Land Use Map from the Rio Vista Specific Plan (Attachment No. 1)
- 2. Written Request from Applicant with conceptual land use plan and site plan including "Rio Vista Industrial Park" for Planning Areas 11 - 14 of the Proposed Rio Vista Specific Plan





August 26, 2019

Honorable Mayor and Members of the City Council City of Jurupa Valley 8930 Limonite Avenue Jurupa Valley, Calif. 92509

Dear Honorable Mayor and Members of the City Council:

I am submitting this letter on behalf of Richland Communities to respectfully request the City Council initiate a General Plan Amendment (GPA) to enable Richland Communities to seek approval of an amendment to the Mira Loma Warehouse/Distribution Overlay to include approximately 115 acres in the northeastern portion of the Rio Vista Specific Plan site, adjacent to existing industrial development within the overlay (see attached Land Use Figure. We are aware that approval of this requested General Plan Amendment initiation would only direct staff to begin processing the General Plan Amendment, which will also require a Development Agreement, Site Development Permit and CEQA review.

Property Owner Background

Richland Communities plans, develops and delivers master-planned communities and mixed-use projects with state-of-the-art design and infrastructure for residential, office, retail and industrial development throughout California, Nevada, Texas, and Florida. Richland has owned the Rio Vista site since 2012.

Property Background

The Rio Vista Specific Plan approved in 1992 but has remained undeveloped during the intervening years. The approved plan allows for 1,697 homes, 14 acres for schools, 14 acres for parks, a 5-acre commercial site, a 14-acre equestrian facility, and 405 acres of open space.

Proposed Project

If the City Council ultimately approves the requested GPA, the amended Rio Vista Specific Plan would contain about 1,000 dwelling units (reduction of about 697 units), approximately 1.7 million square feet of warehouse and similar industrial uses, and nearly 565 acres of open space, including a large area with trails, 16 acres of park area, about 14 acres for a new elementary school.

Proposed Benefits

The benefits of allowing the amendment to the Mira Loma area to include a portion of the Rio Vista site include:

• A <u>substantial reduction in vehicle trips</u> generated by the proposed project, with the incorporation of the industrial component. The revised Rio Vista Specific Plan, including the proposed GPA, would generate almost 40 percent fewer daily vehicle trips than the approved Specific Plan. Peak hour trips in both the mornings and evenings would also be significantly reduced.

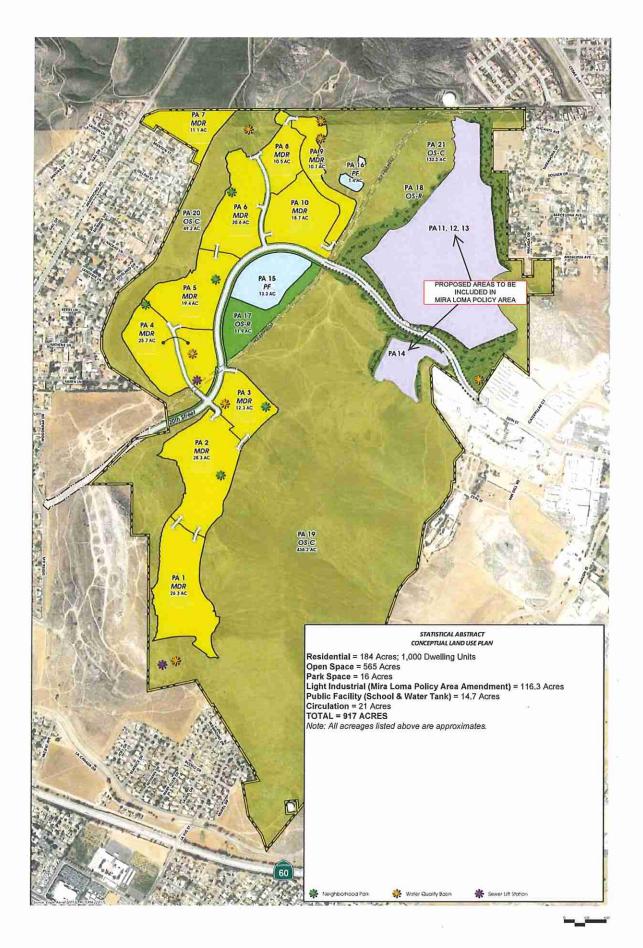
- <u>Substantial increase in open space and recreational land per resident</u>. Although the number of residences would be reduced by almost 700 units, the amount of open space and recreational land would actually increase, thereby significantly exceeding City requirements for such amenities. If the ratio of open space and recreational areas to housing units was maintained as in the approved Specific Plan, only 263 acres of open space/recreation would be required for 1,000 units. We are proposing well over twice that ratio of open space.
- <u>Community Benefit Fee</u> of \$1 per square foot of warehouse/distribution space. Alternatively, in recognition of the jobs that would be created by warehouse/distribution space, Richland Communities would be open to providing affordable housing units within Rio Vista, which would provide a to-be-determined credit against this fee.
- <u>Establishment of a Community Facilities District (CFD)</u>, serving the warehouse/distribution portion of Rio Vista, for maintenance (shared with other developers) of specific streets impacted by the project, avoiding impacts to the City's general fund.
- <u>Establishment of a Public Safety CFD</u> to avoid impacts to the City's general fund for fire, police, and related services.
- <u>Establishment of Community Association Management or Homeowners Association</u> (<u>CAM/HOA</u>), or other viable maintenance entity, for maintenance of open space and recreational facilities.
- <u>Payment of ongoing contribution toward the City General Fund</u> for warehouse/distribution uses. If point of sale is established onsite and/or manufacturing uses are developed instead, these would provide a to-be-determined credit against the Community Benefit Fee credit.
- Implementation of measures to support the City's and Rio Vista's efforts to attract point-of-sale and manufacturing uses.

The proposed warehouse and logistics uses are an appropriate transition from the heavier industrial uses currently present to the east of the Rio Vista site than the residential uses currently in the approved plan. The Mira Loma Policy Area accommodates "warehousing, logistics and distribution uses, and other goods storage facilities," which are the range of uses currently in greatest demand and the most likely to be successfully developed in the area, with resulting property value increases and greater property and sales tax revenues. We fully recognize that any proposed industrial use would be subject to environmental review to minimize the potential for impacts to existing or approved residential uses.

Thank you for your consideration of this request. We look forward to continuing work with the City in implementing Rio Vista and ensuring the project provides a source of much-needed housing, job opportunities, and City revenue.

Respectfully submitted,

Brian Hardy



CONCEPTUAL LAND USE PLAN

RIO VISTA INDUSTRIAL PARK JURUPA VALLEY, CA







Application Attachment

Assessor's Parcel Numbers:

175-090-001	160 ac
175-090-002	25.05 ac
175-090-003	24.95 ac
175-090-005	40 ac
175-100-003	36.7 ac
175-100-005	33.46 ac
175-100-006	11.07 ac
175-160-001	32.57 ac
175-160-005	10.14 ac
175-160-007	1.25 ac

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ATTACHMENT NO. 2

City Council Minutes for 11/07/19 meeting

MINUTES OF THE REGULAR MEETING OF THE JURUPA VALLEY CITY COUNCIL November 7, 2019

The meeting was held at the Jurupa Valley City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509

1. 6:00 P.M. - CALL TO ORDER AND ROLL CALL FOR CLOSED SESSION

- Brian Berkson, Mayor
- Anthony Kelly, Jr., Mayor Pro Tem
- Chris Barajas, Council Member
- Lorena Barajas, Council Member
- Micheal Goodland, Council Member

Mayor Berkson called the closed session meeting to order at 6:02 p.m. Council Member Lorena Barajas arrived at 6:15 p.m.

2. CLOSED SESSION

A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS

There were no public comments regarding the closed session items.

- B. CONFERENCE WITH LEGAL COUNSEL PENDING LITIGATION. The City Council met in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(1) with respect to two matters of pending litigation: (1) Application of Southern California Edison Company (U-238-E) for a Certificate of Public Convenience and Necessity to Construct the Riverside Transmission Reliability Project, California Public Utilities Commission Case No. A.15-04-013; and (2) In re National Prescription Opioid Litigation, MDL No. 2804 (N.D. Ohio).
- C. CONFERENCE WITH LEGAL COUNSEL POTENTIAL LITIGATION. The City Council met in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(4) with respect to one matter of potential litigation. A point has been reached where, in the opinion of the City Attorney, based on existing facts and circumstances, there is a significant exposure to litigation involving the City. Based on existing facts and circumstances, the City Council will decide whether to enter into the case of City of Boise v. Martin et al., United States Supreme Court Case No. 19-247, as an amicus curiae (friend of the court).

3. 7:00 PM - RECONVENE IN OPEN SESSION

A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION

City Attorney Peter Thorson announced that with respect to the case of City of Boise v. Martin et al., United States Supreme Court Case No. 19-247, the Council authorized the City Attorney's office to join in an amicus curiae brief (friend of the court) and that vote was 4-0 (Council Member Lorena Barajas was absent). Regarding National Prescription Opioid Litigation, MDL No. 2804 (N.D. Ohio), the Council voted 5-0 to remain in the negotiating class.

4. CALL TO ORDER AND ROLL CALL FOR REGULAR SESSION

- Brian Berkson, Mayor
- Anthony Kelly, Jr., Mayor Pro Tem
- Chris Barajas, Council Member
- Lorena Barajas, Council Member
- Micheal Goodland, Council Member

Mayor Berkson called the regular meeting to order at 7:03 p.m.

- 5. **INVOCATION** was given by Pastor Sean Ortiz, New Beginnings Community Church.
- 6. PLEDGE OF ALLEGIANCE was led by Council Member Lorena Barajas.
- 7. APPROVAL OF AGENDA

A motion was made by Mayor Pro Tem Anthony Kelly, seconded by Council Member Lorena Barajas, to approve the Agenda.

Ayes:	C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly
Noes:	None
Absent:	None

8. PRESENTATIONS

A. PRESENTATION FROM NORTHWEST MOSQUITO AND VECTOR CONTROL DISTRICT

Eric Ballejos, Public Information Officer, Northwest Mosquito & Vector Control District, gave a presentation on their approach to control and eliminate mosquitos. He provided information regarding the West Nile virus transmission cycle and the new invasive mosquito known as the *Aedes aegypti* or yellow fever mosquito.

9. PUBLIC APPEARANCE/COMMENTS

Corine Quezada-Staley, representing the Native American Community Council read a letter regarding the protection of the "Pleistocene Clone of Palmer's Oak", also known as the "Jurupa Valley Oak." She noted that the Oak has been scientifically documented to be in excess of 13,000 years old. She asked that the Council formulate a plan of action to protect the Oak as it is important to the Indigenous community. (Darlene Burton donated her time to Ms. Quezada-Staley).

Marian Sweaney stated that she was bitten by one of the new invasive mosquitos and she ended up in the emergency room. She urged the Council to get this information out to members of the public and initiate a public outreach campaign as to how to prevent mosquitos.

Laura Shultz thanked all the first responders who responded to the Granite Hill and 46th Street fires. She voiced concern that there were many in the equestrian community who were in crisis and did not know where to evacuate their animals. She urged the Council to work with the equestrian organizations to get this type of information out to residents and plan for an emergency that takes into account that this is an equestrian community.

Dean Burgess voiced concern that there has been a proliferation of illegal food carts that are setting up right in front of restaurants. He asked why this is being allowed as these vendors could be posing a risk to human health if they are not licensed or inspected.

Mayor Berkson stated that the City's Code Enforcement works with the County Health Department to ensure food vendors have City permits and are licensed.

Ron Anderson, on behalf of the Jurupa Area Recreation and Park District, conveyed an invitation to the ground breaking ceremony tomorrow at 10:00 a.m., for the Districts's new Community Center at the corner of Bellegrave and Etiwanda. It will include a multi-purpose room, catering kitchen, recreation classrooms/meeting rooms, and two full-size indoor basketball courts.

Spencer Rogers referred to an earlier comment, stating that in the event of an emergency, Mike's Auction is willing to provide an evacuation site for horses and other livestock. He offered to provide his contact information for further reference.

10. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

Council Member Lorena Barajas discussed the recent fires and thanked all the first responders and City staff for providing updates as to the evacuation sites and the progress of the fires. She was proud to see how everyone banded together to help the fire victims.

Council Member Micheal Goodland read the following quote: Life is like riding a bicyle. To keep your balance, you must keep moving ~ Albert Einstein. He reported on his attendance at the Healthy Jurupa Valley Business Summit at Crestmore Manor. There was a large turnout with several excellent speakers. He commended the first responders on the fine job they did during the recent fires. He thanked Terri Rollings, Assistant to the City Manager/PIO on a very successful and enjoyable parade, stating that he looks forward to next year's parade.

Mayor Pro Tem Anthony Kelly thanked the City's first responders and all the community members who worked together to keep everyone safe during the recent fires. He thanked Healthy Jurupa Valley for putting on a very successful Business Summit and Veterans Celebration event. He announced that Flabob Airport will host their annual Veterans Celebration on Saturday, November 9th at 9:00 a.m. The event will include a Crossfit competition, paratroopers, entertainment, military displays, and airplane rides. He reported on his attendance at the Jurupa Valley Advocates Fair at Avalon Park.

Mayor Brian Berkson shared the First Place trophy that he won during Riverside Tranist Agency's annual 'Bus Roadeo' competition. He noted that the event allows RTA bus drivers and special invited guests test their agility skills while competing on a controlled obstacle course. He thanked all the participants, Terri Rollings and members of the Celebration Committee for planning and executing such a wonderful hometown parade. He noted that this was the first such parade and he was very pleased that it was so successful. He discussed the recent fires and thanked all the firefighters who helped save many lives and structures. He thanked the key staff members that operated the City's Emergency Operations Center, noting that all the various local agencies including Senator Roth and Assembly Member Sabrina Cervantes reached out to offer assistance. He thanked all those involved for staying calm and getting through the emergency.

11. CITY COUNCIL MEMBER ORAL/WRITTEN REPORTS REGARDING REGIONAL BOARDS AND COMMISSIONS

A. MAYOR BRIAN BERKSON

1. Mayor Berkson gave an update on the Riverside County Transportation Commission – Western Riverside County programs and projects committee meeting of October 28, 2019.

B. MAYOR PRO TEM ANTHONY KELLY, JR.

- 1. Mayor Pro Tem Kelly gave an update on the Riverside Transit Agency meeting of October 24, 2019.
- 2. Due to Council Member Lorena Barajas's absence, Mayor Pro Tem Kelly gave an update on the Western Riverside County Regional Conservation Authority meeting of November 4, 2019.
- 3. Mayor Pro Tem Kelly gave an update on the Northwest Now Coalition meeting of November 7, 2019.

C. COUNCIL MEMBER MICHEAL GOODLAND

1. Council Member Goodland gave an update on the Western Riverside Council of Governments - Executive Committee meeting of November 4, 2019.

12. CITY MANAGER'S UPDATE

Terri Rollings, Assistant to the City Manager/PIO shared a short video clip of the Community Parade that was held November 2, 2019. She thanked the City's sponsors and all of the many participants and volunteers who helped make the parade such a successful event.

13. APPROVAL OF MINUTES

A. OCTOBER 17, 2019 REGULAR MEETING

A motion was made by Mayor Pro Tem Anthony Kelly, seconded by Council Member Micheal Goodland, to approve the Minutes of the October 17, 2019 Regular meeting.

Ayes:	C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly
Noes:	None
Absent:	None

14. CONSENT CALENDAR

A. COUNCIL APPROVAL OF A MOTION TO WAIVE THE READING OF THE TEXT OF ALL ORDINANCES AND RESOLUTIONS INCLUDED IN THE AGENDA

Requested Action: That the City Council waive the reading of the text of all ordinances and resolutions included in the agenda.

B. CONSIDERATION OF CHECK REGISTER

Requested Action: That the City Council ratify the check registers dated October 17 and 23 as well as the payroll register dated October 23, 2019.

C. RESOLUTION APPROVING AND AUTHORIZING THE CITY MANAGER AND THE DIRECTOR OF PUBLIC WORKS TO EXECUTE RIGHT-OF-WAY CERTIFICATIONS FOR FEDERALLY FUNDED PROJECTS WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION

ATTACHMENT NO. 3

Written Project Description with Revised Conceptual Exhibits

Requested Action: That the City Council adopt Resolution No. 2019-97, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AND AUTHORIZING THE CITY MANAGER AND THE DIRECTOR OF PUBLIC WORKS TO EXECUTE RIGHT-OF-WAY CERTIFICATIONS FOR FEDERALLY FUNDED PROJECTS WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION

- D. AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF JURUPA VALLEY AND LOCKWOOD, ANDREWS & NEWMAN, INC. FOR DESIGN SERVICES FOR THE BAIN STREET PAVEMENT REHABILITATION AND SHOULDER IMPROVEMENTS PROJECT, CIP PROJECT NO. 16-A.2
 - 1. Requested Action: That the City Council approve an agreement between Lockwood, Andrews & Newman, Inc. and the City of Jurupa Valley for Professional Design Services for the Bain Street Pavement Rehabilitation and Shoulder Improvements Project in an amount not-to-exceed \$126,200 and authorize the City Manager to execute the Agreement in substantially the form attached to the staff report and in such final form as approved by the City Attorney; and
 - 2. Authorize the City Manager to execute scope of services amendments not to exceed 10% of the total agreement, pursuant to requirements set forth in the agreement; and
 - **3.** Appropriate \$73,537 from the City's 2019-2020 Pavement Rehabilitation Project to the Project account to fund the total project costs.

E. RESOLUTION ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM (TRACT MAP 32677, CANTERA NORTH OF GRANITE HILL DRIVE AND WEST OF SOTO AVENUE)

1. Requested Action: That the City Council adopt Resolution No. 2019-98, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACCEPTING CERTAIN STREETS IN TO THE CITY MAINTASINED STREET SYSTEM (TRACT MAP 32677, CANTERA NORTH OF GRANITE HILL DRIVE AND WEST OF SOTO AVENUE) PURSUANT TO STREETS AND HIGHWAYS CODE SECTION 1806

-6-

- 2. Authorize the Interim City Manager to record the Notice of Completion now that public improvements have been accepted by the City Engineer; and
- 3. Direct the City Engineer to release the Labor and Materials Bond for the street improvements and the Monument Bond 90 days after the recordation of the Notice of Completion unless the City receives a stop notice or other lien; and
- 4. Direct the City Engineer to reduce the Performance Bond for the street improvements to start the one-year warranty period; after which the City Engineer may fully release the bond.

F. RESOLUTIONS ACCEPTING EASEMENT FOR FLOOD CONTROL FACILITES AND CONVEYANCE OF EASEMENT FOR FLOOD CONTROL FACILITIES (PM 18810, NORTH OF VAN BUREN BOULEVARD WEST OF BAIN STREET)

1. Requested Action: That the City Council adopt Resolution No. 2019-99, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ACCEPTING CERTAIN DRAINAGE EASEMENTS FOR PARCEL MAP 18810 PURSUANT TO GOVERNMENT CODE SECTION 66477.2; AND

2. That the City Council adopt Resolution No. 2019-100, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, CONVEYING A CERTAIN DRAINAGE EASEMENT ON PARCEL MAP 18810 PURSUANT TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Anthony Kelly, to approve the Consent Calendar.

Ayes:C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:NoneAbsent:None

15. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

16. PUBLIC HEARINGS

A. PUBLIC HEARING TO CONSIDER MASTER APPLICATION 19096 (MA19096) AND ZONING CODE AMENDMENT 19002 (ZCA19002) TO CHANGE SECTION 9.240.510 OF THE CITY OF JURUPA VALLEY ZONING CODE ADDING PROVISIONS AND DEVELOPMENT STANDARDS FOR METAL SHIPPING CONTAINERS IN THE MANUFACTURING-MEDIUM (M-M) ZONE

Jean Ward, Senior Planning Consultant, presented the staff report.

Jeff Heitmann, representing McGrath Rentcorp (applicant), spoke in support of the Zoning Code Amendment. He outlined their plans for a building expansion, additional well paying jobs, and positive economic opportunities.

Spencer Rogers encouraged the Council to add a provision that would allow shipping containers for residents that live on large rural lots.

Further discussion followed regarding eliminating the 80 acres restriction.

There being no further comments, the public hearing was closed.

A motion was made by Mayor Pro Tem Anthony Kelly, seconded by Council Member Micheal Goodland, to introduce Ordinance No. 2019-10, with the elimination of the 80 acres restriction:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING SECTION 9.240.510 TO MODIFY THE PERMITTED ZONING AND DEVELOPMENT STANDARDS FOR METAL SHIPPING CONTAINERS

Ayes:C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:NoneAbsent:None

B. PUBLIC HEARING TO CONSIDER A PROPOSED ORDINANCE AMENDING TITLE 8 OF THE JURUPA VALLEY MUNICIPAL CODE CONCERNING GRADING REGULATIONS

Steve Loriso, City Engineer, presented the staff report.

Further discussion followed.

There being no further comments, the public hearing was closed.

A motion was made by Council Member Micheal Goodland, seconded by Mayor Pro Tem Anthony Kelly, to introduce Ordinance No. 2019-17, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING TITLE 8 OF THE JURUPA VALLEY MUNICIPAL CODE CONCERNING GRADING REGULATIONS, AND FINDING AN EXEMPTION FROM CEQA UNDER SECTION 15061(B)(3) OF THE CEQA GUIDELINES

Ayes:C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:NoneAbsent:None

17. COUNCIL BUSINESS

A. APPROVAL OF CITY MANAGER EMPLOYMENT AGREEMENT WITH ROD BUTLER

City Attorney Peter Thorson presented the staff report.

Further discussion followed.

A motion was made by Mayor Pro Tem Anthony Kelly, seconded by Council Member Micheal Goodland, to adopt Resolution No. 2019-101, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPOINTING ROD BUTLER AS CITY MANAGER; AND

Approve the Employment Agreement between the City and Rod Bradley Butler for the position of City Manager, dated November 7, 2019 and authorize the Mayor to execute the Employment Agreement on behalf of the City.

Ayes:C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:NoneAbsent:None

B. CONSIDERATION OF THE ADOPTION OF THE NEW CALIFORNIA BUILDING CODES AND THE CALIFORNIA FIRE CODE AND SETTING THE PUBLIC HEARING FOR ADOPTION OF THESE CODES FOR DECEMBER 5, 2019

Keith Clarke, Chief Building Official, presented the staff report.

Kevin Reinertson, Deputy Fire Marshal, Riverside County Office of the Fire Marshal, reported that this amendment to the Fire Code includes a minor amendment to the requirement for sprinklers for outdoor structures and a prohibition of sky lanterns. The third amendment is a minor administrative clarification. He offered to answer any questions.

Further discussion followed.

A motion was made by Council Member Micheal Goodland, seconded by Council Member Chris Barajas, to set the public hearing on the adoption of the Building Codes Ordinance and Fire Code Ordinance for December 5, 2019 and direct the City Clerk to publish notice of this public hearing and the proposed adoption of these codes in the manner required by law; and introduce Ordinance No. 2019-18, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING CHAPTER 8.05, ADOPTION OF CONSTRUCTION CODES, TO TITLE 8 OF THE JURUPA VALLEY MUNICIPAL CODE AND ADOPTING BY REFERENCE (1) THE 2019 CALIFORNIA BUILDING CODE, (2) THE 2019 CALIFORNIA HISTORICAL BUILDING CODE, (3) THE 2019 CALIFORNIA EXISTING BUILDING CODE, (4) THE 2019 CALIFORNIA MECHANICAL CODE, (5) THE 2019 CALIFORNIA PLUMBING CODE, (6) THE 2019 CALIFORNIA ELECTRICAL CODE, (7) THE 2019 CALIFORNIA ENERGY CODE, (8) THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, (9) THE 2019 CALIFORNIA **REFERENCE STANDARDS CODE, (10) THE 2019 CALIFORNIA RESIDENTIAL CODE, (11) THE 2018 INTERNATIONAL PROPERTY** MAINTENANCE CODE, TOGETHER WITH CERTAIN AMENDMENTS AND DELETIONS TO SUCH CODES AND AMENDING CHAPTER 8.10, ADOPTION OF FIRE CODES, TO TITLE 8 OF THE JURUPA VALLEY **MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2019** EDITION OF THE CALIFORNIA FIRE CODE, TOGETHER WITH CERTAIN AMENDMENTS AND DELETIONS TO SUCH CODE

Ayes:C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:NoneAbsent:None

C. INITIATION OF GENERAL PLAN AMENDMENT TO ALLOW WAREHOUSE/DISTRIBUTION USES OUTSIDE OF THE MIRA LOMA WAREHOUSE/DISTRIBUTION OVERLAY IN A PROPOSED RIO VISTA SPECIFIC PLAN FOR A TOTAL OF 1.7 MILLION SQUARE-FEET OF INDUSTRIAL BUILDINGS; CASE NUMBER: MA16045 (APPLICANT: RICHLAND PLANNED COMMUNITIES)

Jean Ward, Senior Planning Consultant, presented the staff report.

Jeremy Krout, representing Richland Communities (applicant), gave a brief PowerPoint presentation. He spoke in support of the General Plan Amendment which would allow a reduction in the housing units with an allowance for some industrial uses on the east side of the project area. He gave an overview of the project's site, how the vehicular traffic will be reduced, and the proposed warehouse/logistics uses. He noted that if the initiation of the General Plan Amendment is allowed to move forward, the Environmental Impact Report could look at several alternatives related to compatibility and adjacent uses. (Brian Hardy donated his time to Mr. Krout).

Betty Anderson voiced opposition to the proposed General Plan Amendment as it will allow warehouses to be located 350 feet from an existing residential neighborhood. She noted that Riverside County supervisors are considering a new "Good Neighbor Policy" that would establish criteria to protect residents from noise and pollution from large warehouse projects. She voiced concern that the area is already experiencing a massive influx of truck traffic.

Stephen Anderson voiced opposition to the proposed General Plan Amendment as it will only bring more pollution to the area. He stated that the proposed warehouse use is not compatible with the existing residential area and it is the youngest members of the community who will suffer from the impacts of poor air quality.

Mayor Berkson noted for the record that he received a letter from Andrea Vidaurre, Center for Community Action and Environmental Justice, voicing opposition to the General Plan Amendment.

Council Member Micheal Goodland noted for the record that he received a letter from the California Wildlife Foundation that the Rio Vista project may threaten a proximate oak that has been growing in the Jurupa Valley mountains for an estimated 13,000 years.

Following discussion, Jeremy Krout, representing Richland Communities (applicant), offered some of the positive amenities that the project could provide such as point of sale uses and some amount of affordable housing. These are ideas that could be worked out through the Development Agreement which could ulimiately be a win/win for the City.

Further discussion followed.

A motion was made by Council Member Michael Goodland, to initiate a General Plan Amendment to consider warehouse and distribution within the Rio Vista Specific Plan limited to the area south of the ridgeline that parallels 20th Street.

MOTION DIED FOR LACK OF A SECOND

D. CONSIDERATION OF PUBLIC AGENCIES HOMELESS RESOURCES COMMITTEE

George Wentz, Deputy City Manager, presented the staff report.

Further discussion followed regarding the makeup of the committee, whether the public will be invited to participate and whether the committee will be subject to the Brown Act.

Mayor Berkson noted that despite having two regional committees that meet to discuss homelessness issues, there needs to be a committee that is focused on the City.

Further discussion followed.

By consensus, staff was directed to bring back the format for a homeless resources committee and set a date for the first meeting.

Ayes:C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:NoneAbsent:None

E. RATIFICATION OF EMERGENCY PROCLAMATION CAUSED BY THE GRANITE HILL AND 46TH STREET FIRE INCIDENTS

Alan Kreimeier, Interim City Manager, presented the staff report.

Further discussion followed.

A motion was made by Council Member Lorena Barajas, seconded by Council Member Chris Barajas, to adopt Resolution No. 2019-102, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, RATIFYING AN EMERGENCY PROCLAMATION ISSUED BY THE DIRECTOR OF EMERGENCY SERVICES

Ayes:C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. KellyNoes:NoneAbsent:None

18. CITY ATTORNEY'S REPORT

City Attorney Peter Thorson reported that the Governor signed legislation entitled: "The Housing Crisis Act of 2019" that radically changes the way the City does business with respect to housing development and accessory dwelling units. The City Attorney's Office

is working on the various ordinances to implement this legislation and will be giving a training session to both the Planning Department staff and the Planning Commision. The City Attorney's office will also prepare a presentation for the City Council.

19. COUNCIL MEMBER REPORTS AND COMMENTS

There were no additional Council comments.

20. ADJOURNMENT

There being no further business before the City Council, Mayor Berkson adjourned the meeting at 10:06 p.m.

The next meeting of the Jurupa Valley City Council will be held November 21, 2019 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,

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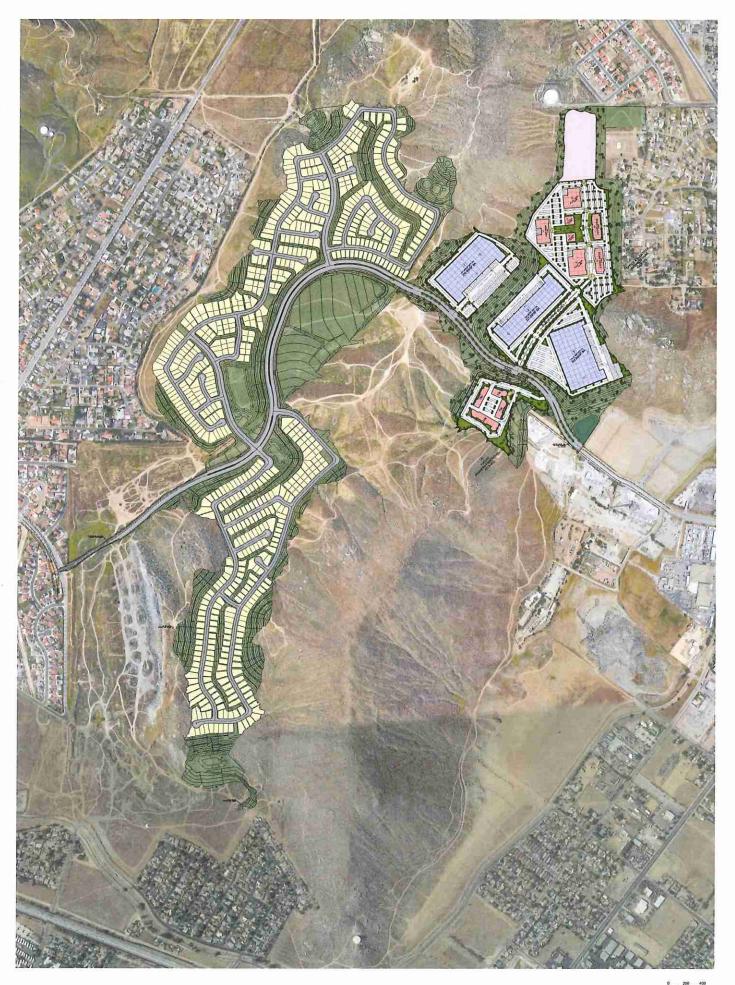
Victoria Wasko, CMC City Clerk



AERIAL VIEW 1 RIO VISTA INDUSTRIAL PARK JURUPA VALLEY, CA



RICHLAND PROPERTIES





RICHLAND PROPERTIES

RETURN TO AGENDA City of Jurupa Valley

STAFF REPORT

DATE: APRIL 2, 2020

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM:ROD BUTLER, CITY MANAGERBY:THOMAS G. MERRELL, AICP, PLANNING DIRECTOR

SUBJECT: AGENDA ITEM NO. 17.E

CITY COUNCIL REIVEW OF THE DRAFT 2019 GENERAL PLAN ANNUAL PROGRESS REPORT

RECOMMENDATION

That the City Council receive and file the attached 2019 General Plan Annual Progress Report and direct staff to so notify the California Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD).

BACKGROUND

The City of Jurupa Valley 2017 General Plan is a long-range comprehensive plan that provides policy direction and guides land use and development in the City. The individual elements (land use; mobility; housing; conservation and open space, air quality; noise, community safety; services and facilities; environmental justice; healthy communities; and economic sustainability) of the General Plan contain goals, policies and programs that outline how the City wants to grow and develop over the next 10 to 20 years.

Government Code Section 65400 et seq. mandates that all cities and counties submit to their legislative bodies for review and approval an annual report on the status of the General Plan and progress in its implementation and forward the report to the State of California Governor's Office of Planning and Research (OPR) and Department of Housing and Community Development (HCD) for review on or before April 1st of each year.

Due to changes in the March 19th Council agenda and accommodations for staff as a result of the COVID-19 precautions and directives, the earliest the Annual Report could be presented to the Council was April 2nd. Thus, staff will make the submittal to the State agencies prior to April 1, 2020 in order to satisfy the deadline, and subsequently report the Council's review was completed on April 2, 2020.

The attached document satisfies the Government Code requirement and will be submitted to the State on or before April 1, 2020, with a subsequent notice of Council action to

review, receive and file the document.

I. Annual Progress Report

The Annual Progress Report provides OPR an opportunity to identify Statewide trends in land use decision-making and determine how local planning and development activities relate to Statewide planning goals and policies. Also, OPR can track progress on a local jurisdiction's comprehensive General Plan using information provided in the Annual Progress Report.

The City of Jurupa Valley's 2019 General Plan Annual Progress Report was prepared by the Planning Department with input from other City divisions and departments including Public Works and Engineering, Building and Safety, Fire, Police, Economic Development, Finance, and the City Manager's Office. The General Plan Annual Progress Report summarizes the City of Jurupa Valley's progress towards implementing the goals, policies and programs of the General Plan.

II. General Plan Program Implementation Matrix

In addition to the report, Planning staff developed a General Plan Program Implementation Matrix. The matrix is attached as Appendix A and is a list of the programs outlined in the Jurupa Valley General Plan with specific reference to individual elements. The purpose of the Implementation Program is to ensure the overall direction provided in the General Plan for City growth and development is translated from general terms to specific actions. Each implementation program is a procedure, program, or technique that requires City action, either alone or in collaboration with third-party organizations or State and federal agencies. Some General Plan implementation programs are processes or procedures the City of Jurupa Valley administers on a day-to-day basis; others identify new programs or projects. The implementation programs are organized according to each of the 2017 General Plan's ten elements.

Because the City has a recently adopted General Plan (September 2017), there has been limited time for completing major milestone programs and projects. Nonetheless, much progress has begun and is ongoing, and several measures have already been completed in a short time frame. As such, the Program Implementation Matrix for this Annual Progress Report identifies all implementation measures as completed, underway/ongoing or requiring future action.

III. Summary of General Plan Progress – 2019

In addition to the detailed Program Implementation Matrix contained in Appendix A, the following paragraphs provide a summary of major City and planning activities as well as development applications underway or completed in 2019. These and all the items listed in Appendix A contribute toward the implementation of the 2017 Jurupa Valley General Plan.

Housing Element

- 1. <u>Housing Production</u>. During 2019, the City approved several residential projects that will contribute to the fulfilment of the City's Regional Housing Needs Allocation and housing production goals. Specifically, the following projects received entitlement:
 - a. Sequanata Heights. On January 17, 2019, the City approved a project that involved an increase in allowed residential zoning density thereby facilitating construction of a 48-lot single-family subdivision on 10.4 acres. The project,

known as Sequanata Heights required a change of zone from R-1 (One Family Dwellings) to R-4 (Planned Residential).

- *b. Highland Park 2.* On February 7, 2019, the City Council approved an application for an increase in zoning from R-1 to R-4 that will facilitate the construction of 34 single-family homes on approximately 6.74 acres. HE
- <u>Multi-family Development Standards</u>. In an effort to streamline entitlements for new multi-family residential development projects, the City initiated a zoning code amendment to establish multi-family development standards in November of 2019. The intent is to allow projects that satisfy the new regulations to obtain approvals simply through the building permit process. (HE 3.1.8).
- 3. <u>Fair Housing Services</u>. In May of 2019, the City Council entered into a service contract with the Housing Council of Riverside County to provide fair housing services and a landlord/tenant mediation program. Importantly, the Fair Housing Council of Riverside County will provide Jurupa Valley residents with a number of programs, including; 1) audits of lending institutions, and rental establishments, 2) education and training of City staff, and 3) fair housing outreach and education regarding fair housing laws and resources. All services provided by the Fair Housing Council will continue to be offered in English and Spanish. (HE 3.1.1, 3.1.2).
- 4 Housing Rehabilitation Loans. In February of 2019, The City established a Housing Rehabilitation program with money obtained through its CDBG program. The intent is to help low-moderate income persons (as defined by Federal guidelines) make needed repairs to their property. The program provides obvious benefits to the residents of homes subject to the repair work – homes become more livable and are brought up to the City's code and other development standards. More broadly, the program provides community-wide benefit because it addresses blight and enhances the quality of the housing stock.
- 5. <u>Homelessness Prevention/Outreach/Mitigation.</u> Through its CDBG funding, the City entered into an agreement for services administered by the Path of Life Ministries that provides short-term assistance to persons on the verge of homelessness. In addition, Path of Life provides outreach services that engages homeless individuals in Jurupa Valley in an effort to mitigate homelessness. The program builds trust between homeless persons and Path of Life a necessity in encouraging homeless persons to accept the services being offered by Path of Life. Path of Life staff have become increasingly integrated into the City's day-to-day operations. The group also operates a corporate campus in the City of Riverside that provides an array of homelessness mitigation services. As part of the proposed agreement with Path of Life, homeless persons from Jurupa Valley are guaranteed bed space at the Path of Life homeless shelter. (HE 1.1.13, 14)

Mobility Element and Air Quality Element

<u>Truck Impacts</u>. The City's Mobility Element contains two policies designed to protect residents from truck traffic related impacts. Policy 6.1.2 directs staff to study commercial truck movements and operations in the City and establish weight -restricted truck routes

away from noise-sensitive areas. In addition, Policy 6.1.3 directs staff to limit truck traffic in residential and commercial areas by designating truck routes. On October 3, 2019, the City Council enacted a truck routing ordinance to promote these two General Plan goals.

Community Services and Safety Element

Local Hazard Management Plan (LHMP) and Hazard Mitigation and Post-Disaster Recovery Programs. On November 21, 2019, the City Council adopted a General Plan Amendment to include the City's LHMP into the Community Safety, Services, and Facilities Element. Although the adopted 2017 General Plan Community Safety, Services and Facilities Element already referred to the City's LHMP, in order to ensure it satisfied State requirements, staff amended the Element to add additional language regarding the LHMP and incorporated the LHMP "by reference" into the Element. (CSSF 1.1.1 and CSSF 1.1.12)

Economic Sustainability Element

<u>Economic Development Specialist.</u> The City continued to maintain an Economic Development Specialist. The professional continued to help retain, expand and attract valuable businesses in Jurupa Valley. This position supports many of the programs identified in the Economic Sustainability Element, including ES 1.1.3 – Regional Economic Influence, and ES 6.1.2.

Conservation and Open Space Element (COS)

<u>Grading Ordinance</u>. The City's COS Element sets forth policy directive 9.1.6 and directs the City to utilize contour grading and slope rounding to gradually transition graded roads, slopes, utilities, and development sites within and adjacent to scenic highway corridors to create natural landscape forms that follow the area's natural topography. Although not specific to Scenic Corridors, On November 7, 2019, the City Council adopted a new grading ordinance intended to provide the City and developers with much greater detail on hillside grading requirements, stockpiling of material, erosion and storm water protection requirements, grading requirements in setback areas and other urban settings.

IV. Housing Element Reporting Requirements

In addition to the information provided above, jurisdictions are required to report certain housing information to OPR and HCD as part of the General Plan Annual Progress Report. The information is reported on Excel Workbook forms that are included as Attachment B to this report. The information includes data on Housing Element Program implementation and the number of residential units processed and approved in the City, and helps track the jurisdiction's progress in meeting its state housing requirements. The City of Jurupa Valley's processes and tracking information do not include all of the data requested by the State. Data regarding affordability levels is not currently tracked by the City. Therefore, all units have been identified as 'Above Moderate' although some of the units likely fall into the lower income levels. The City is in the process to be included in future reports.

SUMMARY

The City has made (and will continue to make) significant progress in its implementation of its 2017 General Plan. Over the year 2020, staff will begin a series of Land Use

Amendments to achieve greater consistency with the City's zoning map and the General Plan map.

FINANCIAL IMPACT

The cost associated with preparing the 2019 General Plan Annual Progress Report is provided from the General Fund.

ALTERNATIVES

- 1. <u>Recommended action</u>: That the City Council receive and file the attached 2019 General Plan Annual Progress Report and direct staff to so notify the California Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD).
- 2. Request changes and revisions to the report and direct staff to amend and resubmit the report.

Prepared by:

Submitted by:

Monas Thomas G. Merrell, AICF

Planning Director

Reviewed by:

Reviewed by:

Rod B. Butler

City Manager

Connie Cardenas Administrative Services Director Peter M. Thorson City Attorney

ATTACHMENTS:

- 1. 2019 General Plan Annual Progress Report
- 2. Jurupa Valley General Plan Program Implementation Matrix
- 3. Excel APR Forms

RETURN TO AGENDA City of Jurupa Valley

STAFF REPORT

DATE: APRIL 2, 2020

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM:ROD BUTLER, CITY MANAGERBY:THOMAS G. MERRELL, AICP, PLANNING DIRECTOR

SUBJECT: AGENDA ITEM NO. 17.E

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- <u>Multi-family Development Standards</u>. In an effort to streamline entitlements for new multi-family residential development projects, the City initiated a zoning code amendment to establish multi-family development standards in November of 2019. The intent is to allow projects that satisfy the new regulations to obtain approvals simply through the building permit process. (HE 3.1.8).
- 3. <u>Fair Housing Services</u>. In May of 2019, the City Council entered into a service contract with the Housing Council of Riverside County to provide fair housing services and a landlord/tenant mediation program. Importantly, the Fair Housing Council of Riverside County will provide Jurupa Valley residents with a number of programs, including; 1) audits of lending institutions, and rental establishments, 2) education and training of City staff, and 3) fair housing outreach and education regarding fair housing laws and resources. All services provided by the Fair Housing Council will continue to be offered in English and Spanish. (HE 3.1.1, 3.1.2).
- 4 Housing Rehabilitation Loans. In February of 2019, The City established a Housing Rehabilitation program with money obtained through its CDBG program. The intent is to help low-moderate income persons (as defined by Federal guidelines) make needed repairs to their property. The program provides obvious benefits to the residents of homes subject to the repair work – homes become more livable and are brought up to the City's code and other development standards. More broadly, the program provides community-wide benefit because it addresses blight and enhances the quality of the housing stock.
- 5. <u>Homelessness Prevention/Outreach/Mitigation.</u> Through its CDBG funding, the City entered into an agreement for services administered by the Path of Life Ministries that provides short-term assistance to persons on the verge of homelessness. In addition, Path of Life provides outreach services that engages homeless individuals in Jurupa Valley in an effort to mitigate homelessness. The program builds trust between homeless persons and Path of Life a necessity in encouraging homeless persons to accept the services being offered by Path of Life. Path of Life staff have become increasingly integrated into the City's day-to-day operations. The group also operates a corporate campus in the City of Riverside that provides an array of homelessness mitigation services. As part of the proposed agreement with Path of Life, homeless persons from Jurupa Valley are guaranteed bed space at the Path of Life homeless shelter. (HE 1.1.13, 14)

Mobility Element and Air Quality Element

<u>Truck Impacts</u>. The City's Mobility Element contains two policies designed to protect residents from truck traffic related impacts. Policy 6.1.2 directs staff to study commercial truck movements and operations in the City and establish weight -restricted truck routes

away from noise-sensitive areas. In addition, Policy 6.1.3 directs staff to limit truck traffic in residential and commercial areas by designating truck routes. On October 3, 2019, the City Council enacted a truck routing ordinance to promote these two General Plan goals.

Community Services and Safety Element

Local Hazard Management Plan (LHMP) and Hazard Mitigation and Post-Disaster Recovery Programs. On November 21, 2019, the City Council adopted a General Plan Amendment to include the City's LHMP into the Community Safety, Services, and Facilities Element. Although the adopted 2017 General Plan Community Safety, Services and Facilities Element already referred to the City's LHMP, in order to ensure it satisfied State requirements, staff amended the Element to add additional language regarding the LHMP and incorporated the LHMP "by reference" into the Element. (CSSF 1.1.1 and CSSF 1.1.12)

Economic Sustainability Element

<u>Economic Development Specialist.</u> The City continued to maintain an Economic Development Specialist. The professional continued to help retain, expand and attract valuable businesses in Jurupa Valley. This position supports many of the programs identified in the Economic Sustainability Element, including ES 1.1.3 – Regional Economic Influence, and ES 6.1.2.

Conservation and Open Space Element (COS)

<u>Grading Ordinance</u>. The City's COS Element sets forth policy directive 9.1.6 and directs the City to utilize contour grading and slope rounding to gradually transition graded roads, slopes, utilities, and development sites within and adjacent to scenic highway corridors to create natural landscape forms that follow the area's natural topography. Although not specific to Scenic Corridors, On November 7, 2019, the City Council adopted a new grading ordinance intended to provide the City and developers with much greater detail on hillside grading requirements, stockpiling of material, erosion and storm water protection requirements, grading requirements in setback areas and other urban settings.

IV. Housing Element Reporting Requirements

In addition to the information provided above, jurisdictions are required to report certain housing information to OPR and HCD as part of the General Plan Annual Progress Report. The information is reported on Excel Workbook forms that are included as Attachment B to this report. The information includes data on Housing Element Program implementation and the number of residential units processed and approved in the City, and helps track the jurisdiction's progress in meeting its state housing requirements. The City of Jurupa Valley's processes and tracking information do not include all of the data requested by the State. Data regarding affordability levels is not currently tracked by the City. Therefore, all units have been identified as 'Above Moderate' although some of the units likely fall into the lower income levels. The City is in the process to be included in future reports.

SUMMARY

The City has made (and will continue to make) significant progress in its implementation of its 2017 General Plan. Over the year 2020, staff will begin a series of Land Use

Amendments to achieve greater consistency with the City's zoning map and the General Plan map.

FINANCIAL IMPACT

The cost associated with preparing the 2019 General Plan Annual Progress Report is provided from the General Fund.

ALTERNATIVES

- 1. <u>Recommended action</u>: That the City Council receive and file the attached 2019 General Plan Annual Progress Report and direct staff to so notify the California Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD).
- Request changes and revisions to the report and direct staff to amend and resubmit the report.

Prepared by:

monas Thomas G. Merrell, AIC

Planning Director

Reviewed by:

Connie Cardenas Administrative Services Director

Submitted by:

Rod B. Butler City Manager

Reviewed by:

Peter M. Thorson City Attorney

ATTACHMENTS:

- 1. 2019 General Plan Annual Progress Report
- 2. Jurupa Valley General Plan Program Implementation Matrix
- 3. Excel APR Forms



City of Jurupa Valley

2019 General Plan Annual Progress Report

Submitted to:

The State of California Office of Planning & Research and Department of Housing & Community Development

Submitted by:

The City of Jurupa Valley 8930 Limonite Avenue Jurupa Valley, CA 92509 (954) 332-6464 Contact: Thomas G. Merrell, AICP Planning Director

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Attachment A - 2019 Jurupa Valley General Plan Program Implementation Matrix

Attachment B - Excel APR Forms

1. INTRODUCTION

The City of Jurupa Valley 2017 General Plan is a long-range comprehensive plan that provides policy direction and guides land use and development in the City. The individual elements (land use; mobility; housing; conservation and open space; air quality; noise; community safety, services and facilities; environmental justice; healthy communities; and economic sustainability) of the General Plan contain goals, policies and programs that outline how the City wants to grow and develop over the next 10-20 years.

Government Code Section 65400 et seq. mandates that all cities and counties submit to their legislative bodies for review and approval an annual report on the status of the general plan and progress in its implementation and forward the report to the State of California Governor's Office of Planning and Research (OPR) and Department of Housing and Community Development (HCD) for review. This document satisfies the Government Code requirement.

The Annual Progress Report provides OPR an opportunity to identify Statewide trends in land use decision-making and determine how local planning and development activities relate to Statewide planning goals and policies. Also, OPR can track progress on a local jurisdiction's comprehensive General Plan using information provided in the Annual Progress Report.

The City of Jurupa Valley's 2019 General Plan Annual Progress Report was prepared by the Planning Department with input from other City divisions and departments including Public Works and Engineering, Building and Safety, Fire, Police, Economic Development, Finance, and the City Manager's Office. The General Plan Annual Progress Report summarizes the City of Jurupa Valley's progress towards implementing the goals, policies and programs of the General Plan. The report is intended to provide information on the measurable outcomes and actions associated with the implementation of all of the General Plan elements.

2. 2019 ANNUAL PROGRESS REPORT ACCEPTANCE DATE

This Annual Progress Report was presented to, and accepted by, the Jurupa Valley City Council at a public hearing on March 19, 2020.

3. JURUPA VALLEY GENERAL PLAN PROCESS AND ADOPTION

The 2017 Jurupa Valley General Plan is the first General Plan for the City of Jurupa Valley. The General Plan was adopted as a replacement for the County of Riverside General Plan for the City of Jurupa Valley, which was adopted at the time of City incorporation in 2011. The City worked closely with OPR in developing the plan and received an extension of time to complete the City's first General Plan. The plan was adopted on September 7, 2017.

By working closely with OPR during the plan's development, the City ensured that the new General Plan complies with all aspects of OPR's General Plan Guidelines, including the preparation and adoption of an award-winning Environmental Justice Element, only the second Environmental Justice Element in the State. The Jurupa Valley General Plan contains all State-required element topics (Land Use; Housing; Circulation; Noise; Safety; Conservation; and, Open Space) as well as four additional and separate elements (Air Quality, Environmental Justice; Economic Sustainability; and Healthy Communities

The General Plan set forth the City's goals, policies and programs (implementation actions) for each element. Because the Jurupa Valley General Plan is a newly adopted General Plan, there were no major amendments or updates to the plan in 2019. The City of Jurupa Valley intends to review the General Plan annually to determine if amendments are necessary. If the City Council determines changes have occurred that merit General Plan amendments, the City will update the General Plan to reflect new conditions and information. In addition, the City will consider developer-requested General Plan amendment proposals on a case-by-case basis.

4. GENERAL PLAN IMPLEMENTATION PROGRESS

a. General Plan Program Implementation Matrix

The General Plan Program Implementation Matrix included in Appendix A lists all of the programs outlined in the Jurupa Valley General Plan with specific reference to individual elements. The purpose of the Implementation Program is to ensure the overall direction provided in the General Plan for City growth and development is translated from general terms to specific actions. Each implementation program is a procedure, program, or technique that requires City action, either alone or in collaboration with third-party organizations or State and federal agencies. Some General Plan implementation programs are processes or procedures the City of Jurupa Valley administers on a day-to-day basis; others identify new programs or projects. The implementation programs are organized according to each of the 2017 General Plan's ten elements.

Because this is a newly adopted General Plan (September 2017), there has been limited time for completing major milestone programs and projects. Nonetheless, much progress has begun and is ongoing, and several measures have already been completed in a short time frame. As such, the Program Implementation Matrix for this Annual Progress Report identifies all implementation measures as completed, underway/ongoing or requiring future action.

b. Summary of Planning Activities and Major Development Applications in 2019

In addition to the detailed Program Implementation Matrix contained in Appendix A, the following paragraphs provide a summary of some of the major planning activities and programs developed or completed in 2019. These and all the items listed in Appendix A contribute toward the implementation of the 2017 Jurupa Valley General Plan.

Housing Element

<u>Housing Production</u>. During 2019, the City approved several residential projects that will contribute to the fulfilment of the City's Regional Housing Needs Allocation and housing production goals. Specifically, the following projects received entitlement:

- a. Sequanata Heights. On January 17, 2019, the City approved a project that involved an increase in allowed residential zoning density thereby facilitating construction of a 48-lot single-family subdivision on 10.4 acres. The project, known as Sequanata Heights required a change of zone from R-1 (One Family Dwellings) to R-4 (Planned Residential).
- b. *Highland Park* 2. On February 7, 2019, the City Council approved an application for an increase in zoning from R-1 to R-4 that will facilitate the construction of 34 single-family homes on approximately 6.74 acres.

<u>Multi-family Development Standards</u>. In an effort to streamline entitlements for new multi-family residential development projects, the City initiated a zoning code amendment to establish multi-family development standards in November of 2019. The intent is to allow projects that satisfy the new regulations to obtain approvals simply through the building permit process. (HE 3.1.8).

<u>Fair Housing Services</u>. In May of 2019, the City Council entered into a service contract with the Housing Council of Riverside County to provide fair housing services and a landlord/tenant mediation program. Importantly, the Fair Housing Council of Riverside County will provide Jurupa Valley residents with a number of programs, including; 1) audits of lending institutions, and rental establishments, 2) education and training of City staff, and 3) fair housing outreach and education regarding fair housing laws and resources. All services provided by the Fair Housing Council will continue to be offered in English and Spanish. (HE 3.1.1, 3.1.2).

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c. Housing Element Reporting Requirements

In addition to the information provided above, jurisdictions are required to report certain housing information to OPR and HCD as part of the General Plan Annual Progress Report. The information is reported on Excel Workbook forms that are included as Attachment B to this report. The information includes data on Housing Element Program implementation and the number of residential units processed and approved in the City, and helps track the jurisdiction's progress in meeting its state housing requirements.

The City of Jurupa Valley processes and tracking information do not include all of the data requested by the State. For the most part, parcel numbers have been omitted on the forms as they are not included in the City's database. In addition, data regarding affordability levels is not currently tracked by the City. Therefore, all units have been identified as 'Above Moderate' although some of the units likely fall into the lower income levels. The City is in the process of migrating to the Accela government tracking system and will evaluate whether and how more complete information can be included in future reports.

Attachment A: 2019 Jurupa Valley General Plan Program Implementation Matrix

Attachment B: Excel APR Forms

Program	Description	Implementation Status		
		Future Action	Underway/ Ongoing	Complete ¹
LAND USE E	LEMENT			
LUE 1.1.1 ²	Parkland Requirements. In coordination with community service districts, schools, residents, and the development community, consider amending the City's parkland requirements, including park area dedication and in-lieu fee requirements, to help address underserved parkland needs.		X	
LUE 1.1.2	Incentives. Provide programs and incentives that encourage Open Space-Rural areas to be maintained in a manner that enhances their existing and desired visual character.		x	
LUE 1.1.3	Mineral Extraction Controls . Establish a zoning overlay zone to designate open space areas in the OS-RUR designation that are appropriate for mineral extraction such that scenic resources such as prominent ridgelines, rivers, and forests are not adversely affected.	x		
LUE 2.1.1	Regional Housing Needs . Within 1 year of adoption of the 2017 General Plan, amend the General Plan Land Use Map and Zoning Ordinance density standards for the R-6 zone to allow a base density up to 25 dwelling units per acre, and amend the Zoning Map to show the locations of at least 34 acres of additional R-6 zoning to help meet Regional Housing Needs Assessment (RHNA).		x	
LUE 3.1.1	Broaden and Refine Commercial Zones. During the next 3 years, amend the Zoning Ordinance to allow office parks, large-scale shopping centers, specialized commercial such as medical clusters, tourist commercial, and entertainment complexes.	Х		
LUE 3.1.2	Maintenance. Adopt guidelines, an amendment to the Zoning Ordinance, or other measure(s) to clearly outline the City's expectations and requirements for the maintenance and repair of commercial buildings, landscaping, signs and fencing.	Х		
LUE 5.1.1	Zoning Update. Update the Zoning Ordinance to protect and encourage equestrian uses and	х		

	facilities within the ELPO and to remove obstacles and disincentives.			
LUE 5.1.2	Density Transfer. Consider adopting a density transfer program to provide incentives for open space preservation and equestrian uses.	х		
LUE 5.1.3	Public Awareness. Work with community service districts, equestrian groups, and non-profit agencies to improve public awareness of equestrian uses, rules, responsibilities, routes, and activities and to help improve public safety, enjoyment, and sense of community.		X	
LUE 5.1.4	Funding. Consider an assessment district, joint- powers agreement with the Jurupa Area Recreation and Park District (JARPD) or the County, or other funding mechanism for the acquisition of rights of way and the construction and maintenance of multi-purpose trails within the Overlay Area.	X		
LUE 5.1.5	Acquire Easements. Work with other agencies, utility providers and private landowners to acquire access easements for equestrian trail use where appropriate, such as along utility easements or along flood control channels.		x	
LUE 5.1.6	Hitching Posts. Require that within the Overlay, new development shall install hitching posts and related facilities to allow safe short-term equestrian "parking" and to create a design statement that the area encourages equestrian uses.		x	
LUE 5.1.7	Town Center Area Plans. The City will prepare an area plan for each of its three town centers to establish a consensus and a vision that is shared by the stakeholders and the City Council. The master plans will be prepared in the following order of priority: 1. Pedley Town Center 2. Glen Avon Town Center 3. Rubidoux Town Center	X		
LUE 5.1.8	Town Center Standards. The City will prepare Town Center Standards and update the Zoning Ordinance to include them and to integrate the Rubidoux Design Standards with the new standards.	Х		
LUE 5.1.9	Density Transfer . Consider establishing a Zoning Ordinance provision to allow the transfer of development credits – i.e., residential density –	X		

	from environmentally sensitive sites to Town Center sites, where appropriate.		
LUE 5.1.10	Zoning Ordinance Update. Update the Zoning Ordinance, the Zoning Map, and specific Plans to ensure consistency with the Mixed Use Overlay and to establish flexible development standards.	x	
LUE 5.1.11	Historic Resource Criteria. Prepare eligibility criteria and procedures for the designation of potential historic resources (e.g., Galleano Winery; Jensen-Alvarado Ranch) and potential historic districts (e.g., Downtown Rubidoux).	х	
LUE 5.1.12	Historic Survey. Conduct a historic and cultural resources survey to identify historic buildings, sites, and other important cultural landmarks to be preserved.	х	
LUE 5.1.13	Zoning Ordinance Amendment. Amend the Zoning Ordinance to require an assessment of potential impacts to on-site and nearby historic resources as part of planning applications for general plan amendments, rezoning, and conditional use permits.	X	
LUE 5.1.14	Demolition. Amend the Zoning Regulations to include Historic Resource demolition procedures.	х	
LUE 7.1.1	Land Use Intensification. Amend Section 9.10.050(D) of the Zoning Ordinance to require that applications to change the General Plan Land use designation to intensify land use on properties within a 100-year floodplain or on slopes of 4:1 or greater require initiation of a General Plan amendment by the City Council.	X	
LUE 10.1.1	Distinctive Communities Map. Prepare a Distinctive Communities Map that reflects the intent of the General Plan and its residents that the unique qualities and characteristics of each of the City's distinctive communities will be maintained and not be absorbed into continuous suburban development. The map should be a "bubble" diagram rather than attempting to delineate precise community boundaries. Topographic features such as hills, watercourses, floodplains, and manmade features, such as streets and landmarks, should constitute the community definers or approximate boundaries.	X	
LUE 10.1.2	Cultural Arts. Explore the establishment of a non-profit foundation and funding mechanism to promote and finance public art in the City.	X	

LUE 11.1.1	Architectural Guidelines. Within 18 months of adopting the 2017 General Plan, adopt Architectural Guidelines addressing site planning, building and landscape design, and signage. The Guidelines shall update and, where appropriate, merge and integrate community design standards developed by the County of Riverside and applied to various areas within Jurupa Valley.	X		
LUE 11.1.2	Landmark and Historic Trees. Within 18 months following adoption of the 2017 General Plan, the City Council shall consider an ordinance to maintain and protect landmark and historic trees throughout the City.	Х		
Program	Description	Implementation Status		tatus
		Future Action	Underway/ Ongoing	Complete ¹
MOBILITY ELI	EMENT			
ME 1.1.1	Mobility Corridor Master Plan . Consider establishing a Mobility Corridor Master Plan and Design Guidelines to provide more detailed guidance on the design, operational and maintenance of mobility corridors.		х	
ME 2.1.1	Mitigation Measures. As necessary to mitigate potential impacts, the City will implement improvements identified as mitigation measures in the Final Environmental Impact Report for the 2017 General Plan.		Х	
ME 2.1.2 ²	School Planning. Provide assistance to school districts in facility planning and transportation operations to ensure safety for users of all modes during school pick-up, drop-off and other special events.		Х	
ME 2.1.3	Sidewalks . Prepare and maintain an inventory of sidewalk facilities to determine where pedestrian improvements are most needed to provide a continuous safe route for pedestrians.		X	
ME 2.1.4	Barrier-free Access. Retrofit streets and require developments to install public improvements that provide disabled access and mobility on public streets, as required by state or federal law.		X	
ME 2.1.5	Master Plan of Streets and Trails. Within 2 years of adopting the 2017 General Plan, prepare a Master Plan of Streets and Trails, including		X	

	specific plans for future major capital projects such as the Cantu-Galleano/ Bellegrave connection, cross sections for unimproved linkages to be developed through land development, and design standards for mobility corridors to address all transportation needs, including rural and local streets and industrial collector streets. Phase 1 of the Plan shall address mobility corridors and major roadways and shall be prepared within 1 year of 2017 General Plan adoption. Phase two shall include Local Streets, Collectors and the trails network as described in Policy and Program Sections 3.0 and 4.0. The Plan shall be consistent with this Mobility Element.		
ME 2.1.6	Camino Real . Consider modifying design of Camino Real in residential areas to slow traffic, improve sight distance and facilitate residential driveway use (i.e., cars backing into traffic lanes).	x	
ME 2.1.7	Transportation Technology. Consider emerging transportation technologies in reviewing new development, preparing and implementing City policies and programs, and in City transportation planning and design, including autonomous vehicles, signal synchronization, ped-actuated signals, and transportation network performance monitoring.	X	
ME 2.1.8	Traffic Study Guidelines. City will prepare and adopt Traffic Study Guidelines to aid in the evaluation of transportation-related impacts to circulation facilities, residential neighborhoods, environmental conditions and open space, and to identify the appropriate mitigation for such impacts.	X	
ME 2.1.9	Planned Network Improvements. City will evaluate and where appropriate, include the	X	
	planned intersection and roadway segment improvements as described in the 2017 General Plan Mobility Element in its Capital Improvement Program. City will implement the improvements as resources allow.		
ME 3.1.1	improvements as described in the 2017 General Plan Mobility Element in its Capital Improvement Program. City will implement the improvements		X

			1	
	Ordinance to require end of trip bicycle facilities, as appropriate to the scale and use of the project, such as bicycle parking, lockers, and showers in new or major remodels of multi- family residential and non-residential uses.			
ME 3.1.3	Class II Bike Lanes. Identify and designate Class II bike lanes where considered appropriate and there is sufficient curb-to-curb street pave-out width.		x	
ME 3.1.4	Education. Promote Bicycle and Walking Safety lessons in local recreation programs and collaborate with local schools and law enforcement to offer bicycle and pedestrian skills and safety education programs.		X	
ME 3.1.5	Safe Routes to Schools. Expand the Safe Routes to School program, including City sponsorship of bicycle safety training, International Walk/Bike to School events, cyclovias and similar events and encourage all Jurupa Valley schools to get involved.		x	
ME 3.1.6	Bicycle-Friendly Businesses. Establish a bicycle- friendly business program to incentivize and facilitate use of alternative modes of transportation by employees and customers.	x		
ME 4.1.1	Equestrian and Multipurpose Trails Implementation. Implement the Equestrian Trails Plan as shown in <i>Figure 3-17</i> (page 3-48) and implement the City Multi-Purpose Trail System Plan, to be developed.		X	
ME 4.1.2	Trail Linkages. Locate and design trails to provide access to or link scenic corridors, schools, parks, and other natural areas.		x	
ME 4.1.3	Trail Access . Require that all development proposals located along a planned trail or trails provide access to the trails system.		x	
ME 4.1.4	Gated Communities . Ensure that existing and proposed gated communities with dedicated trails and new gated communities do not preclude trails from traversing their properties.		x	
ME 4.1.5	 Trail Siting and Design. Adhere to the following guidelines when siting or designing a trail: 1. Permit urban trails to be located in or along transportation rights-of-way in fee, utility corridors, and along irrigation and flood control waterways so as to take 		x	

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	advantage of existing rights-of-way,		
	separate traffic and noise, and provide		
	more services at less cost in one corridor.		
2.	Secure separate rights-of-way for non-		
	motorized trails when physically,		
	financially and legally feasible.		
3.	Where a separate right-of-way is not		
	feasible, maintain recreation trails within		
	the City right-of-way.		
4.	Use trail design standards which will		
	minimize maintenance due to erosion or		
	vandalism.		
5.	When a trail is to be reserved through		
	the development approval process, base		
	the precise trail alignments on the		
	physical characteristics of the property,		
	assuring connectivity through adjoining		
	properties.		
6.	Place all recreation trails a safe distance		
	from the edge of active aggregate mining		
	operations and separate them by		
	physical barriers.		
7.	Install warning signs indicating the		
	presence of a trail at locations where		
	regional or community trails cross public		
	streets with high amounts of traffic and		
	advising where equestrians share right-		
	of-way with motor vehicles.		
8.	Take into consideration such issues as		
0.	sensitive habitat areas, flood potentials,		
	access to neighborhoods and open		
	space, safety, alternate land uses, and		
	usefulness for both transportation and		
	alternate land uses when designing and		
	constructing trails.		
9.	Coordinate with other agencies and/or		
5.	organizations (such as the U.S. Fish and		
	Wildlife Service and the Department of		
	Transportation) to encourage the		
	development of multi-purpose trails.		
	Potential joint uses may include historic		
	and environmental interpretation, access		
	to fishing areas and other recreational		
	uses, opportunities for education, and		
	access for the disabled.		
10	Work with landowners to address		
10.	concerns about privacy, liability, security,		
	and trail maintenance.		

ME 4.1.6	Rail Fencing. Require the installation, where appropriate, of rail type fencing separating road rights-of-way from adjacent trail easements as part of capital improvement projects and land use entitlements. Rail and fencing standards should be specified in the City's Master Plan of Streets and Trails.		x	
ME 4.1.7	Grants. Working with other agencies, the City will seek grants to help develop, operate and maintain a comprehensive trail system Trails are a priority of the City and help link Jurupa Valley's designated open spaces. Trails also provide connections to activity centers within the City and to adjacent communities, and provide recreation and leisure opportunities.	X		
ME 4.1.8	Trail Maintenance Fund. Consider establishing a Trails Maintenance Fund.	X		
ME 5.1.1	Transit Shelters . Work with RTA to identify shelter options to ensure adequate safety and comfort for transit users and encourage RTA to provide bus shelters at all bus stops along Limonite, Mission, and Jurupa Road.		Х	
ME 5.1.2 ²	 Public Transit Plan. Work with RTA and other transit agencies to prepare a Public Transit Plan for Jurupa Valley. The Plan shall address existing and future public transit needs, opportunities and constraints, and shall integrate the following transit planning principles: Public transit shall have high priority on major and secondary City streets. Where appropriate, transit vehicles should have higher priority than private vehicles. Technology should be applied to increase average speeds of transit vehicles, where appropriate. Transit stops should be easily accessible, with safe and convenient crossing opportunities. Transit stops should be active and attractive public spaces that attract people on a regular basis, at various times of day, and all days of the week. Transit stops function as community destinations. The largest stops and stations should be designed to facilitate programming for a range of community activities and events. 	X		

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	6. Transit stops should include amenities			
	for passengers waiting to board.			
	7. Transit stops should provide space for a			
	variety of amenities in commercial areas,			
	to serve residents, shoppers, and			
	commuters alike.			
	8. Transit stops should be attractive and			
	visible from a distance.			
	9. Transit stop placement and design			
	influences accessibility to transit and			
	network operations, and influences			
	travel behavior/mode choice.			
	10. Zoning codes, local land use ordinances,			
	and design guidelines around transit			
	stations should encourage walking and a			
	mix of land uses.			
	11. Streets that connect neighborhoods to			
	transit facilities should be especially			
	attractive, comfortable, and safe and			
	inviting for pedestrians and bicyclists.			
ME 6.1.1	Identify Street Improvements. Identify and		х	
	where feasible, help Implement street and			
	highway improvements and maintenance			
	projects to provide convenient and economical			
	goods movement, particularly where heavy			
	commercial truck traffic or congestion exists.			
ME 6.1.2	Establish Truck Routes. Study commercial truck		х	
	movements and operations in the City and			
	establish weight-restricted truck routes away			
	from noise-sensitive areas, where feasible.			
ME 6.1.3	Implement Truck Routes. Limit truck traffic in	X		
IVIE 0.1.5	residential and commercial areas to designated	^		
	truck routes; limit construction and commercial			
	truck through- traffic to designated routes; and			
	include truck routes on City's Master Plan of			
	Streets and Trails.			
		X		
ME 8.1.1 ²	New Interchanges on State Route 60. Construct	X		
	new interchanges on SR 60 at Camino Real and			
	Sierra Avenue/Pacific Avenue.			
ME 8.1.2 ²	Regional Transportation Facilities and Services.	x		
	Support the development of regional			
	transportation facilities and services (such as			
	high-occupancy vehicle lanes, express bus			
	service, and fixed transit facilities), which will			
	encourage the use of public transportation and			
	ridesharing for longer distance trips.			

ME 8.1.3	New Interchanges on Van Buren Boulevard. Construct new interchanges on Van Buren Boulevard at Jurupa Road and Galena/Bellegrave Avenue.	х		
ME 8.1.4	Design Guidelines. Develop and implement street and engineering standards for consistency with the design guidelines.	х		
Program	Description	Imp	lementation St	tatus
		Future Action	Underway/ Ongoing	Complete ²
CONSERVAT	ION AND OPEN SPACE ELEMENT			
COS 1.1.1	Riparian Corridors . Identify and protect riparian corridors through zoning, easements, or other measures that ensure effective, long-term conservation.	х		
COS 1.1.2	Public Information. Provide public information materials regarding the City's sensitive habitats, the values of watershed, biological resources, and sensitive habitats, and how to protect them.	x		
COS 1.1.3	Nature Trail Signage. Working with Community Services Districts and other agencies, help create minimal and appropriate signage along major trails (e.g., Santa Ana River and Jurupa Mountains) for educational outreach about critical habitats and native plant and animal species.	Х		
COS 1.1.4	Urban Encroachment. Amend the Municipal Code to regulate the establishment or encroachment of non-compatible land uses or activities in habitat areas and passive open space, such as commercial uses, off-road motorized vehicle use, off-trail, non-motorized vehicle use, hang gliding, grading, or other activities that conflict with biological resource conservation goals or policies.	Х		
COS 1.1.5	Volunteer Conservation Programs. Working with community volunteers, conservation clubs, youth groups, and recreation and conservation agencies, help plan and support conservation activities such as habitat restoration, interpretive signage and tours, trail building, erosion control, and litter removal.	X		
COS 1.1.6	Tree Protection Ordinance. Develop a Tree Protection Ordinance.	х		
COS 2.1.1	Preservation Incentives. Develop and provide	Х		

COS 2.1.2	incentives to private landowners that will encourage the protection of significant wildlife habitat resources, such as density averaging, transfer of development credits, tax incentives, and grants. Regulation and Prevention of Destructive		×	
0052.1.2	Practices. Develop and adopt regulations that effectively regulate dumping, camping, off-road vehicle use, illegal entry, and polluting within protected conservation areas such as the Santa Ana River corridor and the Jurupa Hills along the north City boundary.		X	
COS 2.1.3	Wildlife Corridors Map. Develop a Wildlife Corridors Map for Jurupa Valley to assist in the identification, maintenance and enhancement to facilitate wildlife movement and dispersal.	X		
COS 3.1.1	Public Information. Promote and support educational outreach programs that provide information services to the public about water conservation techniques, benefits, and water- saving technologies in conjunction with water providers, Riverside County, community services districts, and other entities.		X	
COS 3.1.2	Regional Cooperation. Monitor and participate in regional activities addressing water resources, groundwater, and water quality to help ensure adequate and safe water supplies for existing and future residents and businesses.		х	
COS 3.1.3 ²	 Aquifer Recharge. Participate in the development, implementation, and maintenance of a program to recharge the aquifers underlying the City and Western Riverside County, where feasible and appropriate. The program shall make use of flood and other waters to offset existing and future groundwater pumping, except where: Groundwater quality would be reduced; Available groundwater aquifers are full; or Rising water tables threaten the stability of existing structures. 	X		
COS 3.1.4 ²	 Floodway Protection and Enhancement. Work- ing with other responsible agencies, help implement the following actions: Prepare an inventory of natural areas that have been degraded and list sites in 	х		

	priority order, for restoration efforts.		
	2. Revegetate disturbed areas using native		
	plants.		
	3. Eliminate sources of water pollutants		
	and improper water diversions.		
	4. Work to remove invasive, non-native		
	plant species in natural habitat areas,		
	and prevent the introduction or spread		
	of invasive, non-native species.		
	5. Strongly discourage the placement of		
	and, where possible, remove man-made		
	elements such as buildings, paving,		
	structural elements, concrete lining of		
	waterways, signs, streets, and utilities		
	within floodways or floodplains, unless		
	they are needed for public health or		
	safety, or for implementation of City		
	plans.		
	6. Require that suitably sized access		
	corridors be provided and/or maintained		
	through or under new and previously		
	established, man-made obstacles to		
	wildlife movement (such as appropriately		
	sized culverts under arterial streets,		
	highways, and other major roads).		
	7. Prohibit camping, off-road vehicles,		
	hunting and other activities that are not		
	compatible with floodplain health and		
	preservation.		
	8. Remove trash, debris, and contaminants,		
	using methods that minimally disrupt the		
	open-space resources.		
	9. Provide continuing community education		
	and outreach for all citizens, youth, and		
	youth groups, and property owners on		
	open space and natural resource values,		
	programs, and responsibilities.		
	10. Enlist the help of volunteers, youth and		
	service groups, and academic programs		
	in restoring and monitoring habitat		
	health.		
COS 4.1.1	Farmland Conservation. Encourage individuals,	X	
000 111	non-profit agencies, and the County to seek out		
	grants and programs that promote farmland		
	conservation. Such measures may include land		
	trusts, conservation easements, Williamson Act		
	designation, Land Conservation Contracts,		

	Farmland Security Act contracts, the Agricultural Land Stewardship Program Fund; agricultural education programs, density averaging and development standards, and/or incentives (e.g., clustering and density bonuses) to encourage conservation of productive agricultural land.			
COS 4.1.2	Sustainable Agriculture. Encourage sustainable agricultural practices to protect the health of human and natural communities and to minimize conflicts between agriculture and urban neighbors.		X	
COS 5.1.1	Energy-Efficient Operations. Budget for and manage City operations, capital improvements, and facilities for energy efficiency, including purchase and use of fleet vehicles, equipment, and materials.		x	
COS 5.1.2	Sustainable Design. Incorporate sustainable design and sustainable energy sources and features in existing and new City facilities.		x	
COS 5.1.3	Zoning Ordinance Update. Update the Zoning Ordinance to further the energy conservation goals, policies, and implementations actions, and reduce impediments or disincentives to it.	x		
COS 5.1.4	Encourage Public Information Programs. Encourage utilities to provide public information	x		
	programs and energy audits to promote energy conservation and to protect solar access.			
COS 5.1.5		x		
COS 5.1.5 COS 5.1.6	conservation and to protect solar access. Energy Grants. Solicit state and federal grants to implement the City's energy conservation	x		

	providing and maintaining solar access, such as lot/building orientation, architectural design, collector placement and design, landscaping, and legal requirements to maintain solar access.			
COS 6.1.1	Minerals Inventory. Maintain up-to-date information regarding the location of mineral resource zones in the City.		x	
COS 6.1.2	City Review. Update City ordinances to require that all proposals for mineral extraction and reclamation be reviewed by the Planning Commission and City Council.	Х		
COS 7.1.1	Historic Survey of Resources, Districts, and Neighborhoods. Conduct a survey to identify historic resources, districts and neighborhoods, such as the historic city areas or Rubidoux, Glen Avon, and Pedley with the Historic Resources Overlay and protect and, where possible, enhance their historic character through appropriate district signage, public improvements, and development incentives.	x		
COS 7.1.2	Historical Preservation Incentives. Consider offering preservation incentives, such as the Mills Act Tax Reduction program to encourage maintenance and restoration of historic properties.	Х		
COS 7.1.3	Construction in Historic Districts. Prepare (or update, where guidelines already exist) architectural design guidelines to provide specific guidance on the construction of new buildings and public improvements within areas designated in the General Plan with the Historic Resource Overlay, such as town centers, historic districts, and historic neighborhoods.	Х		
COS 7.1.4	Public Information Programs. Foster public awareness and appreciation of cultural resources by sponsoring educational programs or by collaborating with agencies, nonprofit organizations, and citizens groups to provide public information on cultural resources and display artifacts that illuminate the City's history. The City will encourage private development to include historical and archaeological displays where feasible and appropriate.	X		
COS 7.1.5	Cultural Resource Program. Develop a cultural resource program, describing eligible cultural resources, listing criteria, "sensitive and	х		

	effective" listing procedures, noticing requirements, benefits of listing (e.g., Mills Act, flexible development standards) and historic plaques and district signage.			
COS 8.1.1	 Protect Open Space Resources. Take the following actions to protect open space, and encourage individuals, organizations, and other agencies to take the same actions within their areas of responsibility and jurisdiction: Open Space Designation. Apply Open Space or Agriculture zoning to private property where equitable development potential is granted to the property owner for the remainder of the land, as appropriate and consistent with General Plan goals and policies. Open Space and Trails Dedication. Preserve or enhance open space and trails resources through application of conditions of subdivision and development approvals, consistent with General Plan goals and policies. Donations and Grants. Seek and use grants, donations, other revenue sources, and long-term financing mechanisms to purchase fee ownership or easements. The City will consider allocating funding for open space acquisition and protection, and will explore all potential funding sources and other mechanisms. Interagency Cooperation. Promote interagency cooperation for open space acquisition, greenbelt, creeks, wetlands, and wildlife habitat protection in open space areas by coordinating with other government agencies and organizations having interest or expertise in resource protection.		X	
COS 9.1.1	Visual assessments . Require evaluations and/or visual simulations for development projects that could affect scenic resources and scenic vistas.		x	
COS 9.1.2 ²	Scenic Highway Designation. Advocate state and county scenic highway designations and protective programs for highways and other roads connecting Jurupa Valley with other communities.	X		

COS 9.1.3	Undergrounding Utilities. Place existing overhead utilities underground, with highest priority for scenic roadways and entries to the City, and require utilities, community services districts, and other responsible agencies to do likewise.		X	
COS 9.1.4	Billboards. Amend the Municipal Code as needed to limit the installation of new billboard signs along scenic corridors and roadways, and to require City Council approval of billboards along scenic corridors.			X
COS 9.1.5	New Development. Ensure that new development within designated scenic highway corridors are designed with adequate site planning, setbacks, non-structural noise buffers, and construction assemblies to avoid the need for sound attenuation walls, while balancing the objectives of maintaining scenic resources with accommodating compatible land uses.		X	
COS 9.1.6	Grading. Utilize contour grading and slope rounding to gradually transition graded roads slopes, utilities, and development sites within and adjacent to scenic highway corridors to create natural landscape forms that follow the area's natural topography.		x	
COS 10.1.1	Lighting Standards. Develop lighting standards based on the International Dark-Sky Association's (IDA's) Model Lighting Ordinance, with emphasis on preserving the City's equestrian, semi-rural character.	x		
COS 10.1.2	Retrofit Plan. Establish a retrofitting plan for outdoor lighting on City streets and at City facilities, and encourage community service districts to do the same.	x		
COS 10.1.3	Grant Funding . Seek grant funding for City lighting upgrades, incentive programs, and new fixtures.	x		
COS 10.1.4	Public Awareness. Develop a dark sky public awareness campaign (e.g., April is Dark Sky Month, dark sky page on City's website, City Council proclamation).	X		
COS 10.1.5	Regional Collaboration . Collaborate with neighboring jurisdictions to identify the appropriate location and night lighting standards for a dark sky park.	х		

COS 10.1.6	Engineering Standards. Review City engineering standards for possible changes to public street lighting locations, design and spacing to reduce light pollution, improve energy efficiency and maintain safety.	X		
Program	Description	Impl	ementation S	tatus
		Future Action	Underway/ Ongoing	Complete ¹
HOUSING E	LEMENT			
HE 1.1.1	General Plan and Zoning Amendments. Amend General Plan and Zoning Ordinance and Map to designate at least 37 acres for residential use at HHDR density (up to 25 du/acre) to help meet Lower Income RHNA needs. The Land Use Map will be amended concurrently with the 2017 General Plan. Zoning Ordinance amendments shall be initiated within 1 year of adopting the new General Plan.		x	
HE 1.1.2	Housing Authority Coordination. Coordinate with the Riverside County Housing Authority to pursue grant funding and other incentives to promote and assist the non-profit and/or private production of housing affordable to lower income households. Utilize public financing tools when available, including revenue bonds, Community Development Block Grant (CDBG), HOME, and Low-Income Housing Tax Credit (LIHTC) program funds.		X	
HE 1.1.3	Tax Exempt Bonds. Consider using tax-exempt revenue bonds to help finance new multifamily construction.	x		
HE 1.1.4	Mobile Homeowner Assistance. As resources allow, use federal and state grant funds, when available, to assist seniors, veterans and other lower income households purchase and/or improve mobile homes.		x	
HE 1.1.5	Affordable Housing Incentives. Consider establishing incentives for developers of new housing that is affordable to lower income households and special needs groups, such as: fast track/priority application and permit		X	

	processing, density bonuses and/or fee waivers, assist affordable housing developers with right- of-way acquisition, off-site infrastructure improvements and other development costs, and assist in securing federal or state housing financing resources. Incentives should be considered for new housing developments of 100 or more units in which at least 15% of total units are sold or rented at prices affordable to households with incomes below 80% of the Riverside County Area Median Income (AMI).			
HE 1.1.6	Density Provisions. Update the Jurupa Valley Municipal Code and General Plan density provisions to ensure consistency with state law, including minimum density requirements and density bonuses, as required by state law, to encourage production of smaller, affordable housing, particularly in Town Centers and in higher density, mixed-use and other areas where appropriate and compatible with adjacent development.		X	
HE 1.1.7	City Development Fees . Develop a sliding scale Fee Assistance program where the amount and type of City development fees may be waived by the City Council based on the number of affordable units proposed (i.e., as the number of affordable units increases, the amount of fee waiver increases).	X		
HE 1.1.8	CDBG and HOME Funds. When available, use CDBG; HOME and other grant or housing trust funds to write down costs of acquiring sites and to offset infrastructure and construction costs for residential developments in which at least 15% of total units are sold or rented at prices affordable to households with incomes below 80% of the Riverside County Area Median Income (AMI).	X		
HE 1.1.9	Site Identification. Work with public, private and nonprofit housing entities to identify candidate sites for new construction of rental housing for seniors and other special housing needs, and take all actions necessary to expedite processing and approval of such projects.		Х	
HE 1.1.10	Residential Incentive Zone (R-6). Update and continue to encourage development of	Х		

	1	1	1	
	affordable housing in the R-6 zone, and other multifamily residential zones, where appropriate. Utilize incentives for development as established in Ordinance 348, or in the 2017 General Plan and subsequent Zoning Ordinance amendments.			
HE 1.1.11	Updated Land Use Inventory and Map. Establish and maintain a Land Use Inventory and a map that provide a mechanism to monitor a) acreage and location by General Plan designation, b) vacant and underutilized land, and c) build-out of approved projects utilizing the City's GIS system and supported by mapping. Maintain the Land Use Inventory on a regular basis, as frequently as budget allows.	X		
HE 1.1.12	Candidate Sites . Encourage developers to identify vacant and underutilized properties as candidate sites for affordable or mixed market rate/affordable housing development and identify them in the Land Use Inventory.	x		
HE 1.1.13	Homeless Shelter. In cooperation with non- profit organizations, adjacent cities, and with Riverside County, encourage the development of a homeless shelter to meet Jurupa Valley's and adjacent communities' homeless shelter needs. Consider tax incentives and other financial incentives to encourage homeless shelter development.	x		
HE 1.1.14	Homelessness Strategy. Until a permanent shelter or shelters can be established, the City shall work with Riverside County and local housing agencies to help prepare a homelessness strategy to address immediate needs dealing with safety, health and sanitation, environmental health, temporary housing, and access to homeless services.		x	
HE 1.1.15	Creative Housing Solutions. Provide incentives to encourage development of a range of creative and affordable housing types to accommodate homeless persons, seniors, disabled persons, and other low and extremely low-income populations, such as single room occupancy dwellings (SROs), pre-fabricated housing, so called "tiny houses," and other emerging housing products. Potential incentives include priority permit processing, fee waivers or deferrals, flexible development standards, supporting or	x		

	assisting with funding applications, and coordinating with housing developers.			
HE 1.1.16	Coordination with Non-Profit Housing Providers. Continue to work with non-profit organizations, such as National Community Renaissance, Mary Erickson Housing, and Habitat for Humanity, in the production of affordable and self-help housing for moderate and lower income households.		X	
HE 1.1.17	Flexible Standards. Continue to provide for flexibility in the design of residential development through the processing of planned unit developments (PUDs), area and specific plans, and town center plans, and through the application of Zoning Ordinance provisions allowing flexible lot sizes and development standards.		X	
HE 1.1.18	Accessory or Second Dwelling Units. Update the Municipal Code to allow "Accessory Dwelling Units" in compliance with state law within 1 year of Housing Element adoption.			X,
HE 1.1.19	Mobile and Manufactured Homes. Continue to allow mobile homes, modular and manufactured homes in single-family residential zones "by right," and mobile home parks subject to a CUP, and encourage construction of new mobile home parks and manufactured housing to increase the supply of affordable dwelling units, where appropriate.		X	
HE 1.1.20	Mixed Housing Types and Densities. Encourage residential development proposals to provide a range of housing types and densities for all income levels, including market rate housing, using creative planning concepts such as traditional neighborhood design, planned unit developments, area and specific plans, and mixed-use development.		X	
HE 1.1.21	Accessible Housing for Disabled Persons. Encourage single- and multifamily housing developers to designate accessible and/or adaptable units already required by law to be affordable to persons with disabilities or persons with special needs.	Х		
HE 1.1.22	Universal Design. Encourage "universal design" features in new dwellings, such as level entries, wider paths of travel, larger bathrooms, and	x		

	lower kitchen countertops to accommodate persons with disabilities.			
HE 1.1.23	Affordable Housing for Disabled Persons. Encourage, and as budget allows, help support programs providing increased opportunities for disabled persons in affordable residential units rehabilitated or constructed through City or County programs.	Х		
HE 2.1.1	Infrastructure. As budget allows, City shall include sufficient resources for adequate maintenance of public facilities such as streets, sidewalks, and drainage in the City's capital improvement program and encourage community services districts to do likewise.		x	
HE 2.1.2	Adaptive Housing Strategies. Support creative strategies for the rehabilitation and adaptive reuse of residential, commercial, and industrial structures for housing, if appropriate.		x	
HE 2.1.3	Code Enforcement. Ensure that housing is maintained through code enforcement activities. Continue to administer the Code Enforcement Program to eliminate unsafe, illegal, and substandard conditions in residential neighborhoods and residential properties.		x	
HE 2.1.4	Affordable Mobile Homes Conservation. Conserve affordable mobile home housing stock and help bring such housing up to code through mobile home loan and improvement grants funded by CDBG and other funds, as available.	х		
HE 2.1.5	Bilingual Outreach. As resources allow, provide bilingual outreach materials and activities to educate and inform the community about available housing rehabilitation programs and resources.	x		
HE 2.1.6	Monitor Assisted Units. Help ensure that affordable housing assisted with public funds remains affordable for the required time through maintenance of an inventory of assisted units which is monitored for expiration of assisted housing.	Х		
HE 2.1.7	Preserve At-Risk Housing Units. Preserve grant- assisted, bond-financed, density bonus or other types of affordable units at risk of conversion to market rate during the planning period by 1) working with the Riverside County Housing Authority or other nonprofit housing entities to	Х		

	1) purchase the units using state, federal or local financing and/or subsidies, 2) assist with low or no interest loans for rehabilitation, as budget allows, 3) support bond refinancing, and 4) refer the project sponsor to other federal or local sources of below-market financing. City shall also ensure compliance with state noticing and tenant education requirements.			
HE 2.1.8	Affordability Covenants. As a condition of project approval, require new affordable housing projects to remain affordable for a specific time, consistent with and as required by the funding program(s) in which they participate, through covenants with the project proponent, Housing Authority or other housing agency.		X	
HE 2.1.9	Remove Government Constraints. Evaluate the zoning ordinance, subdivision requirements, and other City regulations to remove governmental constraints to the maintenance, improvement, and development of housing, where appropriate and legally possible.		x	
HE 3.1.1 ²	Fair Housing Council . Utilize the services of the Fair Housing Council of Riverside County to implement a number of programs, including: 1) audits of lending institutions and rental establishments, 2) education and training of City staff, and 3) fair housing outreach and education regarding fair housing laws and resources.	Х		
HE 3.1.2	Education and Outreach. Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English <i>(also see HE 3.1.1 above)</i> .	X		
HE 3.1.3 ²	Public Housing and Rental Assistance. Encourage Riverside County to continue to maintain 300+ public housing units and continue to assist very low-income recipients in Jurupa Valley with Section 8 rental assistance vouchers.		X	
HE 3.1.4	First-Time Homebuyers Assistance . Explore the feasibility of developing a new First Time Home Buyer Down Payment Assistance Program, utilizing tax-exempt mortgage revenue bonds to finance mortgages and down payment assistance for single-family homes for very low and low income first time homebuyers.	Х		

HE 3.1.5	Lease/Purchase Home Ownership Program. Encourage the Housing Authority to continue the Lease/Purchase Home Ownership Assistance Program, which assists potential homeowners in leasing a property while moving towards ownership at the end of 3 years.		X	
HE 3.1.6	Housing Variety. Facilitate new market rate residential projects that provide a variety of housing types and densities.			x
HE 3.1.7	Neighborhood Connectivity . Require new residential neighborhoods to interconnect with existing neighborhoods to provide for social interaction, assure pedestrian-friendly connectivity and minimize vehicle trips.			x
HE 3.1.8	Multifamily Dwellings Standards. Establish standards for multiple-family dwellings that will achieve comparable recreation and open space opportunities, protection from sources of noise and degraded air quality, adequate access to public services and facilities and parking that apply to single-family housing.	X		
HE 3.1.9	Amend the Zoning Ordinance. Amend the Zoning Ordinance to expand housing opportunities, as required by state and federal law, including but not limited to: amending the definition of "Family" to comply with state and federal law, removing the minimum distance requirement between emergency shelters, permitting multifamily development without discretionary land use approval, providing reasonable accommodation for persons with disabilities, and encouraging development of a variety of housing for all income levels, such as manufactured housing, rental housing, mobile homes, single-room occupancy housing, employee housing and transitional and supportive housing.		X	
HE 4.1.1	Neighborhood Participation. Implement varied strategies to ensure residents are aware of and able to participate in planning decisions affecting their neighborhoods early in the planning process, such as neighborhood meetings, City Council member visits, and town hall meetings.			x
HE 4.1.2	Neighborhood Needs. Identify specific neighborhood needs, problems, trends, and opportunities for improvements. Work directly		x	

AQ 1.1.1	Regional Committees. Actively participate on		x	
AIR QUALIT	Y ELEMENT	Action	Ongoing	
Program	Description	Future	lementation St Underway/	Complete ¹
	policies, standards and codes that result in attractive, energy efficient, neighborhoods.		lomontation fi	-stuc
HE 5.1.5 HE 5.1.6	City Facilities. Utilize energy/water saving measures in City-owned buildings and facilities, including landscaping, to meet industry sustainable design standards.Sustainable Design. Adopt sustainable design	X	×	
HE 5.1.4	City Requests for Proposals. City RFPs, contracts, and bidding procedures capital projects and programs shall incorporate energy conservation and sustainability measures.		x	
HE 5.1.3	Energy Conservation Grants. Pursue grant funds for energy rehab costs and consumer education.		X	
HE 5.1.2 ²	Energy Programs for Lower Income Households. Encourage and participate in Riverside County's and utility providers' programs to reduce maintenance and energy costs for households with low incomes, and increase efforts to inform the public about available cost-saving, energy conservation programs.		x	
HE 5.1.1	Incentives. Consider establishing incentives for energy conservation above and beyond the requirements of Title 24, such as priority permit processing or reduced permit fees on a sliding scale Fee Assistance Program, as budget allows.	x		
HE 4.1.4	Neighborhood Pride. Working with Riverside County, CSDs and non-profit housing entities, develop and promote a Neighborhood Pride Program including cooperative projects with Code Enforcement staff, and Public Works projects in target areas, as funding allows.	x		
HE 4.1.3	Neighborhood Improvements. As budget allows, help fund neighborhood improvements, such as street paving or repairs, sidewalks, pedestrian and equestrian trails, crosswalks, parkways, street trees and other public facilities to improve aesthetics, safety, and accessibility.			X
	with neighborhood groups and individuals to address concerns.			

	regulations affecting air quality.			
AQ 2.1.1	Best Practices. Establish a program to monitor adherence to best practices in distance and setbacks as recommended by CARB and SCAQMD.	x		
AQ 4.1.1	Truck Parking in Residential Areas. Prohibit the parking of large commercial trucks, trailers, and truck cabs on public-streets in residential areas, except for loading or unloading, through Municipal Code amendments, signage, enforcement, and other measures.		X	
AQ 4.1.2	Diesel Fumes. Collaborate with the US EPA, SCAQMD, and warehouse owners and operators to create regulations and programs to reduce the amount of diesel fumes released due to warehousing operations.		x	
AQ 4.1.3	Commercial Truck Parking Lots. Research funding and establish a program to provide incentives and opportunities for commercial truck parking lots to prevent the need for parking trucks, trailers, and truck cabs in residential and other restricted areas.		X	
AQ 4.1.4	Electric Charging Stations. Establish incentives for developers to plan for and install electric vehicle charging stations in new development, and research funding sources for installing electric vehicle charging stations in other strategic locations, such as in government agency facilities.		X	
AQ 5.1.1	Waste Management. Working with waste haulers and other appropriate businesses and agencies, establish incentives and programs to encourage the use of recycling and waste management.		x	
AQ 6.1.1	Job-Skill Training Opportunities. Actively seek and incentivize educational opportunities and institutions such as community colleges and trade schools to locate within Jurupa Valley to provide local job-skill training opportunities.			x
AQ 6.1.2	Funding Programs. Actively seek funding programs to incentivize businesses that meet community needs.		x	
AQ 7.1.1	Trip Reduction Programs. Pursue grant funding to establish an incentive program to encourage the use of trip reduction programs to decrease	X		

	automotive vehicle miles traveled.			
AQ 7.1.2	Traffic Signal Improvements. Construct and improve traffic signals with channelization and Automated Traffic Monitoring and Control systems at appropriate intersections.		X	
AQ 7.1.3	Transportation Management. Considermeasures such as Transportation DemandManagement, Transportation SystemsManagement, or jobs/housing balance strategieswhen developing capital facilities improvementplans.			x
AQ 7.1.4	Congestion Monitoring. Develop a program to monitor traffic and congestion to determine when and where the City needs new transportation facilities to achieve increased mobility efficiency.			x
AQ 9.1.1	Climate Action Plan. Within 2 years of General Plan adoption, prepare and adopt a Climate Action Plan (CAP) for the City, including a 2030 and 2035 reduction target and local emissions inventory. The CAP will be consistent with the WRCOG Subregional CAP but will identify specific additional measures for the reduction of future GHG emissions. The CAP shall demonstrate how the City will reduce its GHG emissions to 50% below 1990 levels by 2030 and 80% below 1990 levels by 2050, consistent with state law and current guidance on GHG reduction planning.		X	
Program	Description	lmp	lementation S	tatus
		Future Action	Underway/ Ongoing	Complete ¹
NOISE ELEN	ЛЕПТ		1	1
NE 1.1.1	Municipal Code: Amend the Municipal Code to require that development entitlements (e.g., tract maps, site development plans, conditional use permits) comply with the Land Use/Noise Compatibility Matrix, <i>Figure 7-3</i> above, and with other noise requirements of the General Plan.	х		
NE 1.1.2	Noise Guide. The Planning Department shall prepare and maintain a Noise Guide containing "Good Neighbor" guidelines and rules for	х		

NE 1.1.3	Homeowner Assistance. Assist homeowners living in high noise areas to reduce noise levels in their homes through funding assistance and retrofitting program development, as City resources allow or other agencies provide.		x	
NE 1.1.4	Noise Compatibility Assessment. Conduct a noise compatibility assessment of sensitive land uses throughout the City.	x		
NE 2.1.1	Truck Routes. Prepare and adopt truck routes to direct commercial trucks away from sensitive noise receptors.		X	
NE 2.1.2	 City Actions. The City will consider implementing one or more of the following measures where existing or cumulative increases in noise levels from new development significantly affect noisesensitive land uses or residential neighborhoods: Rerouting traffic onto streets that can maintain desired levels of service, consistent with the Mobility Element, and that do not adjoin noise-sensitive land uses. Rerouting commercial trucks onto streets that do not adjoin noise-sensitive land uses. Constructing noise barriers. Reducing traffic speeds through street or intersection design methods (also refer to the Mobility Element). Retrofitting buildings with noise-reducing features. Establishing financial programs, such as low cost loans to owners of noise-impacted property, or requiring noise mitigation or trip reduction programs as a condition of development approval. Encourage and support stepped up enforcement of traffic laws and the <i>California Vehicle Code</i>. 		X	
NE 2.1.3	City Operations and Purchasing . The City will pursue alternatives to the use of noisy equipment and vehicles, and will purchase equipment and vehicles only if they incorporate the best available noise reduction technology.			x
NE 3.1.1	Ensuring Compliance. Ensure that required noise mitigation measures are enforced as a project is built, and in place and/or fully implemented			x

	prior to release of occupancy, including enforcement of the State Building Codes regarding Chapter 35, "Sound Transmission Control," as amended, and "Noise Insulation Standards" (<i>California Code of Regulations</i> , Title 24).			
NE 3.1.2	Stationary Noise Regulations. Review and revise the City's Noise Ordinance to ensure there are adequate stationary noise regulations in effect to protect the quality of life of Jurupa Valley.	x		
NE 4.1.1	Rail-Related Noise. Minimize the noise impact of passenger (Metrolink) and freight rail service on sensitive land uses by coordinating with rail authorities to effectively manage train noise and by establishing and enforcing noise mitigation measures that apply to rail uses.		x	
NE 4.1.2	Quiet Zone Crossings. Require new development in the vicinity of railroad crossings that are within 1,000 feet of existing residential neighborhoods to design and construct Quiet Zone railroad crossing improvements and seek to qualify for a Quiet Zone designation.			X
Program	Description	Impl	lementation St	tatus
		Future Action	Underway/ Ongoing	Complete ¹
COMMUNITY	Y SAFETY, SERVICES AND FACILITIES ELEMENT			Complete ¹
COMMUNITY CSSF 1.1.1	Y SAFETY, SERVICES AND FACILITIES ELEMENT Hazard Mitigation. Mitigate potential seismic hazards through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.			Complete ¹
	Hazard Mitigation. Mitigate potential seismic hazards through adoption and strict enforcement of current building codes, which will be amended as necessary when local		Ongoing	Complete ¹
CSSF 1.1.1	 Hazard Mitigation. Mitigate potential seismic hazards through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified. Liaison Program. Develop a liaison program with all water purveyors to prevent water extraction 	Action	Ongoing	Complete ¹
CSSF 1.1.1 CSSF 1.1.2	 Hazard Mitigation. Mitigate potential seismic hazards through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified. Liaison Program. Develop a liaison program with all water purveyors to prevent water extraction induced subsidence. Density Transfer. Develop a program to allow the transfer of allowable density from high-risk 	Action	Ongoing	Complete ¹

	or wildlife habitat.		
CSSF 1.1.6	Giant Cane and Other Invasive Plant Species . Encourage and, as resources allow, support the efforts of SAWPA, the County of Riverside, and other agencies to remove Giant Cane and other invasive, non-native plant species from the Santa Ana River corridor and restore native riparian habitat.	X	
CSSF 1.1.7	Lifeline Facilities. Develop an inundation response plan for any lifeline facilities and dependent care facilities located in designated flood zones.		x
CSSF 1.1.8	Risk Assessment. Assess and upgrade inundation risk and protection, and utilize information and research from regional planning agencies and others focusing on resiliency after a disaster.		x
CSSF 1.1.9	Emergency Response Plans. Periodically review and update emergency response plans to reflect current flood protection standards.		x
CSSF 1.1.10	Fire Safety Planning. Conduct and implement long-range fire safety planning, including updating building, fire, subdivision, and municipal code standards, improved infrastructure, and improved mutual aid agreements with the private and public sectors.	x	
CSSF 1.1.11	 Fire Response Agreements. Review inter- jurisdictional fire response agreements, and improve firefighting resources as recommended in the County Fire Protection Master Plan, to keep pace with development and to ensure that: Fire reporting and response times do not exceed those listed in the County Fire Protection Master Plan identified for each of the development densities described; Fire flow requirements (water for fire protection) are consistent with Insurance Service Office (ISO) recommendations; and The planned deployment and height of aerial ladders and other specialized equipment and apparatus are sufficient for the intensity of development anticipated. 	X	
CSSF 1.1.12	Post-Disaster Recovery. Develop plans for short- term and long-term post-disaster recovery		x

	utilizing information and research from regional planning organizations and other organizations focusing on resiliency after disaster.		
CSSF 1.1.13	 Safeguard Instructure. Coordinate with the Public Utilities Commission (PUC) and/or utilize the Capital Improvement Program, to strengthen, relocate, or take other appropriate measures to safeguard high-voltage lines, water, sewer, natural gas and petroleum pipelines, and trunk electrical and telephone conduits that: Extend through areas of high liquefaction potential; Cross active faults; or Traverse earth cracks or landslides. 	X	
CSSF 1.1.14	 Earthquake Drills. Conduct City earthquake drills and, where appropriate: 1. Develop internal scenarios for City emergency response, including emergency drills; and 2. Test back-up power generators in public facilities and other critical facilities taking part in emergency drills. 	X	
CSSF 1.1.15	 Information Dissemination. Improve management and emergency dissemination of information using portable computers with geographic information systems and disaster- resistant Internet access, to obtain: Hazardous Materials Disclosure Business Plans regarding the location and types of hazardous materials; Real-time information on seismic, geologic, or flood hazards; and The locations of high-occupancy, immobile populations, potentially hazardous building structures, utilities, and other lifelines. 	X	
CSSF 2.1.1	Evaluate Municipal Services. Allocate municipal resources to evaluate the need, cost, and feasibility of the City assuming responsibility for providing facilities or services currently provided by other agencies.	Х	
CSSF 2.1.2	Planning Applications. Route new Planning applications to the Sheriff's Department to increase public safety and maintain close coordination with the Sheriff's Department and law enforcement programs.		X

CSSF 2.1.3 CSSF 2.1.4	Incentivize Advanced EducationalOpportunities. Review the Zoning Ordinance to identify potential zones, locations, development incentives, and requirements for advanced educational and occupational training schools 	X	X	
	funding. The Plan will be adopted within 2 years of General Plan adoption and updated at least every 10 years.			
CSSF 2.1.5 ²	Urban Water Management Plan. Work with local water purveyors to prepare a unified Urban Water Management Plan for Jurupa Valley and to ensure that the Plan is updated as needed.		X	
CSSF 2.1.6 ²	Alternative Water Resources. Explore the feasibility of desalinization and other regional projects as additional sources of local water.		X	
CSSF 2.1.7	Multi-Modal Trails. Develop a multi-agency program with the Riverside County Flood Control and Water Conservation District, the Jurupa Area Recreation and Park District, and the City for the use of flood control channels and associated maintenance and accessways for pedestrian, bicycle, and equestrian trails.		X	
Program	Description	Impl	lementation S	tatus
		Future Action	Underway/ Ongoing	Complete ¹
ENVIRONME	INTAL JUSTICE ELEMENT			
EJ 1.1.1	Alternative Funding Strategies. Pursue alternate funding strategies to maintain the financial stability of Jurupa Valley so as to enable the City to implement the principles of environmental justice described in this Element.		x	
EJ 2.1.1	Truck Routes. Designate truck routes to avoid residential areas including low-income and minority neighborhoods.		X	
EJ 2.1.2	Training. Provide staff and City officials training	Х		

	on the principles and methods of comprehensive public participation. Guidelines for how to conduct staff/official training are contained in the Cal/EPA Environmental Justice Advisory Committee Recommendations.			
Program	Description		elementation S	
		Future Action	Underway/ Ongoing	Complete ¹
HEALTHY C	OMMUNITIES ELEMENT		00	
HC 1.1.1 ²	Health Events. Sponsor special City health events, Mayor's Walks, and similar activities to raise resident awareness of health programs and to promote healthy neighborhood activities, such as cleanup days and bike rodeos.			x
HC 1.1.2	Public Health Information. Collaborate with local health providers to provide public health information, programs and events at local community centers, parks, food markets, and other public places.		x	
HC 2.1.1	Zoning for Local Food Outlets. Encourage the development of healthy food outlets, small neighborhood markets, farmers' markets, and food cooperatives in residential zones by adopting flexible zoning standards to allow such uses where appropriate.			x
HC 2.1.2	Community Gardens. Identify and inventory potential community garden/urban farm sites on existing parks, utility easements and rights of way, and prioritize site use as community gardens in appropriate locations.	x		
HC 2.1.3	Grant Funding. Seek grant funding and innovative public-private partnerships, where feasible, to increase residents' access to healthy foods and opportunities for physical activity, especially in underserved areas.		x	
HC 4.1.1	Neighborhood Markets . Amend the Zoning Ordinance to allow small, neighborhood-serving markets within easy walking and biking distance from most residential areas, and encourage such markets to include fruits, vegetables, and other healthy foods.			X
HC 4.1.2	Bicycle and Pedestrian Master Plan. Implement the Bicycle and Pedestrian Master Plan and allocate a portion of the annual City budget, as resources allow, to complete bike and sidewalk			x

	projects that infill public sidewalk gaps and provide connectivity.			
HC 4.1.3	Community Gardens. Amend the Zoning Ordinance to allow the development of community gardens throughout the City.	x		
HC 4.1.4	Compatible Agriculture. Amend the Zoning Ordinance to allow compatible agriculture uses in Residential, Commercial, and Public zones.	х		
HC 4.1.5	Risk Reduction. Pursue grants and other funding for projects that reduce the risk of pedestrian/vehicle collisions and equestrian/vehicle interactions, particularly in areas where there are frequent incidents.		x	
HC 4.1.6	Traffic Calming. Implement traffic calming and traffic-slowing measures on roads with a high level of pedestrian and non-motorized vehicle activity.		x	
HC 4.1.7	Safety Features. Incorporate safety features for non-motorized travel within road improvement projects, as resources allow.		x	
HC 4.1.8	Equestrian Crossings . Provide special accommodations for equestrians at crossings where trails and roads intersect.		x	
HC 6.1.1	Street Tree Master Plan. Prepare a Street Tree Master Plan to address tree preservation, planting, and maintenance.	X		
HC 6.1.2	Pilot "Edible Landscape" Program . Establish a pilot Community Living Gardens program in cooperation with volunteer groups and other agencies; identify viable community garden sites, and consider the feasibility of planting fruit trees in local parks, parkways, and on publicly controlled parties.		X	
Program	Description	Imp	lementation S	tatus
		Future Action	Underway/ Ongoing	Complete ¹
ECONOMIC	SUSTAINABILITY ELEMENT			
ES 1.1.1	Economic Development Strategy. Prepare and adopt an Economic Development Strategy to achieve the goals of this General Plan and to capitalize on economic development opportunities.		X	
ES 1.1.2	Cost of Services Study/Impact Fees. Conduct a cost of municipal services study and, if		X	

	warranted, consider establishing impact fees to defray costs of maintaining and improving municipal services and facilities.			
ES 1.1.3	Regional Economic Influence. Build Jurupa Valley's role as a regional economic leader through active participation in local and regional business forums, regional economic and transportation planning, and recruitment activities, as resources allow.		X	
ES 1.1.4	Public Project Coordination. Consider establishing a mechanism to coordinate public projects, activities and fees of various public agencies and address their impact on economic development within the City.			X
ES 2.1.1	Industrial Development Profiles. Prepare development profiles for specific industrial opportunity sites, including information on site attributes, allowed land use and development standards, relevant County or City approvals, and potential development incentives.			x
ES 3.1.1	Business Retention Strategy. Adopt a Business Retention and Expansion (BRE) Program to address outreach strategies, business improvement and marketing in town centers, feasibility of business improvement districts, and potential business incentives.		X	
ES 3.1.2	Branding and Business Attraction. Prepare and adopt an Economic Development Strategy, including: 1) branding and business attraction strategy to establish a unified identity for Jurupa Valley based on its unique character, quality of life, and business attributes, and 2) a communications program to publicize the Jurupa Valley brand for residents, visitors, and potential visitors.		X	
ES 3.1.3	Commercial Corridors. Work with property owners along the principal commercial corridors, including Mission Boulevard, Rubidoux Boulevard, Limonite Avenue, and Jurupa Road to explore General Plan and zoning strategies to consolidate commercial uses into vibrant nodes and allow residential development along the corridors.	X		
ES 3.1.4	Business Visitation Program. Establish and operate a City business visitation program to improve communication and understanding of	x		

	business needs, opportunities, and issues.			
ES 3.1.5	Mayor's Business Awards Program. Consider initiating an annual Mayor's Business Award to recognize Jurupa Valley's outstanding business citizens and businesses.	х		
ES 3.1.6	Beautification of Commercial Areas. In order to make Jurupa Valley more attractive to new investment and stimulate retail sales, the City Council shall adopt standards for the maintenance and beautification of commercial areas. Such standards may be in the form of a property maintenance ordinance, business improvement district or other mechanism and should address tree removal and replacement, planting and maintenance, as well as trash and graffiti removal.	X		
ES 4.1.1	Commercial Recreation and Visitor Attraction Plan. Prepare and adopt a commercial recreation and visitor attraction plan in cooperation with the Chamber of Commerce and other interested parties, which identifies the City's recreational, equestrian, cultural and tourism assets, potential resources and funding sources, potential land use and zoning incentives, target uses, businesses and/or attractions, and marketing strategies.	х		
ES 5.1.1	Business Incubator. Explore opportunities to collaborate with a business "incubator" in Jurupa Valley, such as a research and technology development campus, a regional occupation center, or a technology training institute.	x		
ES 6.1.1	Fulfillment Center and Logistics. Give a high priority to attracting a new point-of-sale fulfillment center and logistics industrial projects based on low market vacancies and growth in those sectors.		x	
ES 6.1.2	Economic Development Strategy. Ensure that the City's Economic Development Strategy includes specific implementation measures and include a monitoring and evaluation program to evaluate the effectiveness of City economic development actions.		X	

¹Refers to projects and programs that were completed and/or ongoing and substantially underway in 2018.
 ²Refers to projects and programs that were the responsibility of other agencies/organizations that the City of Jurupa Valley supported.

Please Start Here

General Information									
Jurisidiction Name	JURUPA VALLEY								
Reporting Calendar Year	2019								
Contact Information									
First Name	Thomas G.								
Last Name	Merrell								
Title	Planning Director								
Email	tmerrell@jurupavalley.org								
Phone	9513326464								
	Mailing Address								
Street Address	8930 Limonite Avenue								
City	JurupaValley								
Zipcode	92509								

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

v 12_23_19

 Jurisdiction
 JURUPA VALLEY

 Reporting Year
 2019
 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

	Table A																		
							Hous	sing Develo	opment App	olications	Submitted								
	Project Identifier Unit Types				Date Application Submitted								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes			
		1			2	3	4				5				6	7	8	9	10
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID [*]	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project (Auto-calculated Can Be Overwritten)	Was <u>APPLICATION</u> <u>SUBMITTED</u> Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes⁺
Summary Row: Sta	art Data Entry Below) () (0 0	0 0	344	344	4 34	4 (0 0	
		4858 RUTILE		B19-001045	SFD	0	12/19/19							1	1	1	0) No	
	157281008	11841 CONFLUENCE		B19-001040	SFD	0	12/17/19							1	1	1	0) No	
	157280039	11800CONFLUENCE		B19-001039	SFD	0	12/17/19							1	1	1	0) No	
	157280038	11812CONFLUENCE		B19-001038	SFD	0	12/17/19							1	1	1	0) No	
	157280037	11824CONFLUENCE		B19-001037	SFD	0	12/17/19							1	1	1	0) No	
	157280036	11836CONFLUENCE		B19-001036	SFD	0	12/17/19							1	1	1	0) No	
	160501033	4730 Vanderham Way		19081	SFD	0	07/30/19							1	1	1	0) No	
	159040017	11337 HOLMES		B19-001002	SFD	0	12/10/19							1	1	1	0) No	
	157150001	8148 BIG RANGE		B19-000983	SFD	0	12/5/19							1	1	1	0) No	
	157150001	8160 BIG RANGE		B19-000982	SFD	0	12/5/19							1	1	1	0) No	
	166040021	8172 BIG RANGE		B19-000981	SFD	0	12/5/19							1	1	1	0) No	
	166040021	4627 BELLEVIEW		B19-000980	SFD	0	12/5/19							1	1	1	0) No	
	166040021	4615 BELLEVIEW		B19-000979	SFD	0	12/5/19							1	1	1	0) No	
	166040021	4603 BELLEVIEW		B19-000978	SFD	0	12/5/19							1	1	1	0) No	
	166040021	4608 BELLEVIEW		B19-000977	SFD	0	12/5/19							1	1	1	0) No	
	166040021	4620 BELLEVIEW		B19-000976	SFD	0	12/5/19							1	1	1	0) No	
	166040021	8155 BIG RANGE		B19-000975	SFD	0	/ -/							1	1	1	0) No	
	166040021	8143 BIG RANGE		B19-000974	SFD	0	12/5/19							1	1	1	0) No	
	166040021	8100 BIG RANGE		B19-000973	SFD	0	12/5/19							1	1	1	0) No	
	166040021	8112 BIG RANGE		B19-000972	SFD	0	12/5/19							1	1	1	0) No	
	166040021	8124 BIG RANGE		B19-000971	SFD	0	12/5/19							1	1	1	0) No	
		8136 BIG RANGE		B19-000970	SFD	0	,-,-							1	1	1	0) No	
	166040021	4625 CASHEL		B19-000969	SFD	0	/ -/							1	1	1	0) No	
				B19-000967	SFD	0	12/5/19							1	1	1	0) No	
	166040021	4612 CASHEL		B19-000966	SFD	0	12/5/19							1	1	1	0) No	

Jurisdiction	JURUPA VALLEY	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

						Table E							
							Allocation Prog						
					Permitted	Units Issued	by Affordabili	ty					
		1					2					3	4
Inco	ome Level	RHNA Allocation by Income Level	2013	2013 2014 2015 2016 2017 2018 2019 2020 2021 ¹							Total Units to Date (all years)	Total Remaining RHNA by Income Level	
					•	•							
	Deed Restricted	409											409
Very Low	Non-Deed Restricted	409											405
	Deed Restricted	275											275
Low	Non-Deed Restricted	215											213
	Deed Restricted	307											307
Moderate	Non-Deed Restricted	307											507
Above Moderate		721						340	344			684	37
Total RHNA		1712											
Total Units								340	344			684	1028

Note: units serving extremely low-income households are included in the very low-income permitted units totals Cells in grey contain auto-calculation formulas