City of Jurupa Valley

IMPORTANT NOTICE FOR ONLINE PUBLIC PARTICIPATION INCLUDED

MEETING AGENDA
OF THE PLANNING COMMISSION
Wednesday April 22, 2020
Study Session: 6:00 P.M.
Regular Meeting: 7:00 P.M.
City of Jurupa Valley City Hall
City Council Chambers
8930 Limonite Ave., Jurupa Valley, CA 92509

A. As a courtesy to those in attendance, we ask that cell phones be turned off or set to their silent mode and that you keep talking to a minimum so that all persons can hear the comments of the public and Planning Commission. The Commission Rules of Order require permission of the Chair to speak with anyone at the staff table or to approach the dais.

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

C. If you wish to address the Planning Commission on a specific agenda item or during public comment, please fill out a speaker card and hand it to the Clerk with your name and address before the item is called so that we can call you to come to the podium for your comments. While listing your name and address is not required, it helps us to provide follow-up information to you if needed. Exhibits must be handed to the staff for distribution to the Commission.

D. As a courtesy to others and to assure that each person wishing to be heard has an opportunity to speak, please limit your comments to 5 minutes.

STUDY SESSION

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

- Arleen Pruitt, Chair
- Guillermo Silva, Chair Pro Tem
- Mariana Lopez
- Corey Moore
- Penny Newman

2. Public Appearance/Comments (30 minutes)

3. Commission Business – Study Session

3.1 STUDY SESSION - MASTER APPLICATION NO. 19244 (MA19244): CONSIDERATION OF A GENERAL PLAN AMENDMENT OR ZONING CODE AMENDMENT, OR BOTH, TO ADDRESS A REQUEST BY THE PROPERTY OWNER OF 12087 LANDON DRIVE, LOCATED OUTSIDE THE MIRA LOMA OVERLAY AREA, TO MAINTAIN DISTRIBUTION WAREHOUSE USES AS CONFORMING TO THE GENERAL PLAN

LOCATION: 12087 LANDON DRIVE

APPLICANT: VOGEL PROPERTIES, INC.

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

RECOMMENDATION

That the Planning Commission (1) receive an introduction of the project and staff's analysis and (2) provide direction to staff to address prior to the public hearing(s)

REGULAR SESSION

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

- Arleen Pruitt, Chair
- Guillermo Silva, Chair Pro Tem
- Mariana Lopez
- Corey Moore
- Penny Newman

2. Pledge of Allegiance

3A. Public Appearance/Comments (30 minutes)

3B. Continued Study Session (If necessary)

3.1 STUDY SESSION - MASTER APPLICATION NO. 19244 (MA19244): CONSIDERATION OF A GENERAL PLAN AMENDMENT OR ZONING CODE AMENDMENT, OR BOTH, TO ADDRESS A REQUEST BY THE PROPERTY OWNER OF 12087 LANDON DRIVE, LOCATED OUTSIDE THE MIRA LOMA OVERLAY AREA, TO MAINTAIN DISTRIBUTION WAREHOUSE USES AS CONFORMING TO THE GENERAL PLAN

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4. **Approval of Agenda**

5. **Approval of Minutes**

   5.1 April 8, 2020 Regular Meeting

6. **Public Hearings**

6.1 MASTER APPLICATION (MA) NO. 19041: CONDITIONAL USE PERMIT (CUP) NO. 19003 AND SITE DEVELOPMENT PERMIT (SDP) NO. 20010 (VAN BUREN MARKETPLACE COMMERCIAL CENTER)

LOCATION: SOUTHWEST CORNER OF VAN BUREN BOULEVARD AND RUTILE STREET / APNS: 167-330-006; 167-330-010; 167-330-015 AND 167-110-039 (COMBINED 15.9 ACRES)

APPLICANT: CONTROL MANAGEMENT, INC.

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

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2020-04-02-01: 1) adopting a Mitigated Negative Declaration and Mitigation Monitoring Reporting Program; 2) approving Conditional Use Permit No. 19003; and 3) approving Site Development Permit No. for the development of the Van Buren Marketplace, a 90,262 square foot commercial center on a 15.9-acre site, subject to the conditions of approval.

6.2 MASTER APPLICATION (MA) NO. 16113 (GPA19004, CZ16004, CUP19004, PCN19001, SDP19029, & TPM37679): PROPOSED GASOLINE SERVICE STATION AND CONVENIENCE STORE WITH CONCURRENT BEER AND WINE SALES FOR OFF-SITE CONSUMPTION AND CARWASH AND DRIVE-THRU RESTAURANT.

LOCATION: NORTHWEST CORNER OF CANTU-GALLEANO RANCH ROAD AND PIER ENTERPRISES WAY (APN: 106-040-044)

APPLICANT: SAM CHEBEIR & PIER ENTERPRISES

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

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2020-04-22-__, recommending that the City Council (1) adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; (2) approve General Plan Amendment No. 19004; (3) approve Change of Zone No. 16004; (4) approve Conditional Use Permit No. 17004; (5) approve Site Development Permit No. 19029; (6) issue a Determination for Public Convenience or Necessity No. 18001 and (7) approve Tentative Parcel Map No. 37679 in order for the construction of a gas station and a convenience store with concurrent beer and wine sales for off-site consumption, car wash, and a drive-thru restaurant at the northeast corner of Cantu-Galleano Ranch Road and Pier Enterprises Way.

6.3 MASTER APPLICATION (MA) NO. 19225, 19226, 19227, 19235 (CUP19006,CUP19006, & CUP19007): ESTABLISHING A RECYCLING PROCESSING FACILITY FOR ORGANICS, PLASTICS, STYROFOAM, CARDBOARD, METALS, AND OTHER MATERIALS IN AN EXISTING BUSINESS PARK

LOCATION: NORTHWEST CORNER OF SERRANO DRIVE AND BAIN STREET / APN: 156-210-095, 156-210-096, AND 156-210-097

APPLICANT: PREZERO US PROPERTY, LLC.

The project qualifies for an exemption under California Environmental Quality Act (CEQA) Guidelines Section 15301- Existing Facilities.

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2020-04-22-03 1) approving Conditional Use Permit No. 19006, 2) approving Conditional Use Permit No. 19007, and 3) approving Conditional Use Permit No. 19008 in order to establish a recycling processing facility for organics, plastics, Styrofoam, cardboard, metals in an existing business park located between Serrano Drive and Bain Street.

7. Commission Business - NONE

8. Public Appearance/Comments

9. Planning Commissioner's Reports and Comments

10. Planning Department Report

11. Adjournment to the May 13, 2020 Regular Meeting

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if you need special assistance to participate in a meeting of the Jurupa Valley Planning Commission, please call 951-332-6464. Notification at least 48 hours prior to the meeting or time when services are needed will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

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

IMPORTANT NOTICE:

In response to the COVID-19 pandemic, the City of Jurupa Valley is urging those wishing to attend a Planning Commission meeting, to avoid attending the meeting and watch the live webcast, which can be accessed at this link: https://www.jurupavalley.org/422/Meeting-Videos. The Planning Commission Agenda can be accessed at this link: https://www.jurupavalley.org/agendacenter.

For those wishing to make public comments at Wednesday night's Planning Commission meeting, you are being asked to submit your comments by email to be read aloud at the meeting by the Planning Commission's Recording Secretary.

Public comments may be submitted to the Planning Commission's Recording Secretary at greed@jurupavalley.org. Email comments on matters that are not on the Agenda and email comments for matters on the Consent Calendar must be submitted prior to the time the Chair calls the item for Public Comments. Members of the public are encouraged to submit comments prior to 6:00 p.m. Wednesday.

Email comments on other agenda items must be submitted prior to the time the Chair closes public comments on the agenda item or closes the public hearing on the agenda item. All email comments shall be subject to the same rules as would otherwise govern speaker's comments at the Planning Commission Meeting.

The Planning Commission's Recording Secretary shall read all email comments, provided that the reading shall not exceed three (3) minutes, or such other time as the Planning Commission may provide, because this is the time limit for speakers at a Planning Commission Meeting. The email comments submitted shall become part of the record of the Planning Commission Meeting.

Comments on Agenda items during the Planning Commission Meeting can only be submitted to the Planning Commission's Recording Secretary by email. The City cannot accept comments on Agenda items during the Planning Commission Meeting on Facebook, social media or by text.

This is a proactive precaution taken by the City of Jurupa Valley out of an abundance of caution. Any questions should be directed to the Planning Commission's Recording Secretary, Grizelda Reed, at (951) 332-6464.

AVISO IMPORTANTE:

En respuesta a la pandemia de COVID-19, la ciudad de Jurupa Valley le urge a aquellos que desean atender una junta de la Comisión de Planificación, que eviten atender la junta y el lugar ver la junta en el webcast en vivo que puede ser accedido en este vinculo: https://www.jurupavalley.org/422/Meeting-Videos. La agenda de la Comisión de Planificación puede ser accedido en este vinculo: https://www.jurupavalley.org/agendacenter.

Para ellos que quieran hacer comentarios públicos en la junta del miércoles, se les pide que sometan sus comentarios por correo electrónico para que sean leídos en voz alta en la junta por la Secretaria de Grabación de la Comisión de Planificación.

Comentarios públicos pueden ser sometidos a la Secretaria de Grabación de la Comisión de Planificación a greed@jurupavalley.org. Correos electrónicos sobre asuntos que no están en la agenda y correos electrónicos sobre asuntos que aparecen en el calendario de consentimiento deben ser sometidos antes del tiempo en cuando el presidente de la Comisión de Planificación llame el articulo para comentarios públicos. Miembros del público deberían someter comentarios antes de las 6:00 p.m. el miércoles.

Correos electrónicos sobre otros artículos de la agenda tienen que ser sometidos antes del tiempo en que se cierren los comentarios públicos en ese artículo de la agenda o cuando se cierre la audiencia pública sobre ese artículo de la agenda. Todos los comentarios por correo electrónico serán tratados por las mismas reglas que han sido establecidas para juntas de Comisión de Planificación.

La Secretaria de Grabación de la Comisión de Planificación leerá todos los comentarios recibidos por correo electrónico siempre y cuando la lectura del comentario no exceda tres (3) minutos o cualquier otro periodo de tiempo que la Comisión de Planificación indique. Este periodo de tiempo es el mismo que se permite en juntas de la Comisión de Planificación. Los comentarios leídos en la junta serán grabados como parte de la junta de Comisión de Planificación.

Durante la junta de la Comisión de Planificación, comentarios sobre artículos de la agenda solo pueden ser sometidos a la Secretaria de Grabación de la Comisión de Planificación por correo electrónico. La ciudad no puede aceptar comentarios sobre artículos de la agenda durante la junta de Comisión de Planificación por Facebook, redes sociales, o por mensajes de texto.

Esto es una precaución proactiva que se tomó acabo por la ciudad de Jurupa Valley por precaución. Preguntas pueden ser dirigidas a la Secretaria de Grabación de la Comisión de Planificación, Grizelda Reed, al (951) 332-6464.

City of Jurupa Valley

DRAFT MINUTES

PLANNING COMMISSION

April 8, 2020

1. Call to Order and Roll Call

The Regular Session of the Jurupa Valley Planning Commission meeting was called to order at 7:00 p.m. on April 8, 2020 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Members present:

- Arleen Pruitt, Chair
- Guillermo Silva, Chair Pro Tem
- Corey Moore, Commission Member
- Mariana Lopez, Commission Member- via conference call
- Penny Newman, Commission Member

Members absent: All Present

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

3. Public Appearance/Comments - None

4. Approval of Agenda

Chair Pruitt moved, Commissioner Silva seconded a motion to approve the April 8, 2020 agenda. The motion was approved 5:0.

Ayes: Lopez, Newman, Moore, Pruitt, Silva

Noes: None

Abstained: None

Absent: None

5. Approval of Minutes

Chair Pruitt and Commissioner Lopez seconded, a motion to approve the March 25, 2020 Planning Commission Minutes. The motion was approved 5:0

Ayes: Lopez, Newman, Moore, Silva, Pruitt

Noes: None

Abstained: None

Absent: None

6. PUBLIC HEARING

6.1 MASTER APPLICATION (MA) NO. 19238: REQUEST FOR A ONE YEAR EXTENSION OF TIME FOR A TENTATIVE TRACT MAP (TTM) NO. 36957 AND TENTATIVE TRACT MAP (TTM) NO. 36846 – WINEVILLE MARKETPLACE

Ms. Rocio Lopez, Senior Planner, presented the staff report with a PowerPoint presentation and summarized the request by applicant for a 1-year Extension of Time.

COMMISSIONER DISCUSSION

Chair Pruitt requested when would construction begin. Mr. John Russo, applicant and owner, responded that once their project secures financing they would start as soon as possible. He stated that the estimated costs for each unit would be $450,000 to 500,000.

PUBLIC HEARING OPEN

Mr. John Russo, applicant and owner, stated under current economic conditions, they are hopeful to begin construction as soon as possible.

PUBLIC HEARING CLOSED

Commissioner Moore moved and Commissioner Lopez seconded, a motion to adopt Resolution No. 2020-04-08-02. The motion was approved 5:0.

Ayes: Pruitt, Lopez, Newman, Silva, Moore

Noes: None

Abstained: None

Absent: None

6.2 MASTER APPLICATION (MA) NO. 18239: CONDITIONAL USE PERMIT (CUP) NO. 18011 TO CONSTRUCT A 15,000 SQUARE FOOT CONCRETE TILT-UP INDUSTRIAL BUILDING FOR THE ESTABLISHMENT OF A TRUCKING OPERATION

Mr. Chris Mallec, Associate Planner, presented the staff report with a PowerPoint presentation and summarized the proposed use and improvements. Mr. Mallec provided details of hours of operations, number of employees, and details of screening and buffers.

PUBLIC HEARING OPEN

Mr. Davo Rodriguez, Owner, thanked the Commissioners and noted the facility will be an added improvement to the community.

PUBLIC HEARING CLOSED

Commissioner Newman moved and Commissioner Lopez seconded, a motion to adopt Resolution No. 2020-04-08-02. The motion was approved 5:0.

Ayes: Pruitt, Lopez, Newman, Silva, Moore

Noes: None

Abstained: None

Absent: None

7. Commission Business

7.1 RECEIVE AND FILE PLANNING DIRECTOR DECISION FOR THE APPROVAL OF MASTER APPLICATION (MA) 19214 (SITE DEVELOPMENT PERMIT (SDP) NO. 19099): ALLOWING THE CONSTRUCTION OF A 70-FOOT WIRELESS TELECOMMUNICATION FACILITY (DESIGNED AS A EUCALYPTUS TREE WITH ASSOCIATED 400 SQUARE-FOOT EQUIPMENT ENCLOSURE

Mr. Chris Mallec, Associate Planner, presented the staff report with a PowerPoint presentation and summarized the March 24, 2020 Planning Director's decision to approve the project with conditions.

Commissioner Moore moved and Commissioner Silva seconded, a motion to receive and file notice of the Planning Directors decision to approve MA19214 (SDP19099) in accordance with Jurupa Valley Municipal Code Section 9.240.330, thus commencing a 10-day appeal period. The motion was approved 5:0.

Ayes: Pruitt, Lopez, Newman, Silva, Moore

Noes: None

Abstained: None

Absent: None

8. Public Appearance / Comments – NONE

9. Planning Commissioner's Reports and Comments

Chair Pruitt stated there are many COVID-9 updates for the community to take note.

10. Planning Department Report

Mr. Tom Merrell, Planning Director, provided an update on the current, advance planning, and upcoming projects.

Respectfully submitted,

_____

Thomas G. Merrell, AICP, Planning Director
Secretary of the Planning Commission

City of Jurupa Valley

STAFF REPORT

DATE: **APRIL 22, 2020**

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

FROM: **THOMAS G. MERRELL, AICP, PLANNING DIRECTOR**

BY: **CHRIS MALLEC, ASSOCIATE PLANNER**

SUBJECT: **AGENDA ITEM NO. 3.1**

STUDY SESSION - MASTER APPLICATION NO. 19244 (MA19244): CONSIDERATION OF A GENERAL PLAN AMENDMENT OR ZONING CODE AMENDMENT, OR BOTH, TO ADDRESS A REQUEST BY THE PROPERTY OWNER OF 12087 LANDON DRIVE, LOCATED OUTSIDE THE MIRA LOMA OVERLAY AREA, TO MAINTAIN DISTRIBUTION WAREHOUSE USES AS CONFORMING TO THE GENERAL PLAN

LOCATION: 12087 LANDON DRIVE

APPLICANT: VOGEL PROPERTIES, INC.

RECOMMENDATION

That the Planning Commission (1) receive an introduction of the project and staff's analysis and (2) provide direction to staff to address prior to the public hearing(s).

BACKGROUND

Vogel Properties, Inc. is the applicant and owner of the property at 12087 Landon Drive that has a 120,000 square-foot warehouse and distribution building. The property is located north of the terminus of Landon Drive, south of Cantu-Galleano Ranch Road and east of the I-15 freeway. See Exhibit A. As shown in Exhibit A, there are four industrial buildings, including subject property, located between I-15 freeway and Wineville Avenue. This area is not included within the Mira Loma Warehouse and Distribution Overlay, and thus warehousing uses are not consistent with the General Plan.

In 2007, the County approved the warehouse and distribution use on this property, and was subsequently established that same year. In 2008, the County amended the General Plan to include the Mira Loma Warehouse & Distribution Center Overlay, thereby, causing those already established warehouse and distribution uses outside of the Overlay to become legal nonconforming uses. "Warehousing and distribution" refers to a business that uses the facility as a transfer terminal for the movement of goods. Shipments are brought in for the purpose of re-distribution to smaller warehouses or retail outlets.

EXHIBIT A - SITE AREA

TABLE 1. GENERAL PROJECT INFORMATION	
ACCESSOR'S PARCEL NUMBER	160-040-020
TOTAL ACREAGE OF PROJECT SITE	7.00
EXISTING GENERAL PLAN LAND USE DESIGNATION	Business Park (BP)
SPECIFIC PLAN, OVERLAYS	Business Park Overlay (BPO)
EXISTING ZONING CLASSIFICATIONS	Industrial Park (I-P)

Council-Initiated General Plan Amendment

Municipal Code Section 9.240.080 (3) (e), *Nonconforming structures and uses,* allows legal non-conforming industrial uses that are typically permitted in any M zone to continue their legal nonconforming use for a maximum of 40 years if it has not been discontinued for more than one year. Section 9.240.080 (9) states "[a]ny part of a structure or land occupied by a nonconforming use, which use is discontinued for one (1) year or more, shall thereafter be used in conformity with the provisions of this chapter and the nonconforming right shall be lost."

In this case, the applicant must abate and discontinue the use after 40 years starting from 2008 when the County amended the General Plan. After the 40 years, the applicant can only establish permitted, conforming uses. Because the applicant, wishes

to continue the use as a permitted use, without a time limit to abate and without the one-year discontinuance requirement, the applicant submitted a General Plan Amendment and requested the City Council to initiate it.

On December 5, 2019, the City Council initiated both a General Plan Amendment and a Zone Code Amendment, if needed, and directed staff to conduct further analysis and develop solutions to maintain distribution warehouse uses as conforming to the General Plan. The staff report from the meeting is attached, which includes the applicant's letter describing the reasons for this request, history of this building, and legal nonconforming status.

ANALYSIS

The staff presented possible solutions to the City Council which are intended to address the applicant's request:

- **Solution No. 1 (General Plan Amendment):** Amending the Mira Loma Warehouse and Distribution Center Overlay to include the subject property and possible the adjacent three industrial buildings into the overlay boundaries; or
- **Solution No. 2 (Zoning Code Amendment):** Amending the "Legal Nonconforming Uses and Structures" section to include an exception for properties with existing warehouses that were established legally be allowed to continue indefinitely.

A. <u>Solution No. 1: General Plan Amendment (GPA) – Modification of Overlay Boundary</u>

As shown in Figure Two, the closest boundary of the Mira Loma Warehouse and Distribution Overlay to this project site is at Wineville and Cantu-Galleano Ranch Road, approximately a half mile from the subject property. Two other existing warehouse buildings that are approximately ten times the size of the Vogel building, are located on the adjacent parcels, one of which goes to the intersection of Wineville and Cantu-Galleano Ranch Road.

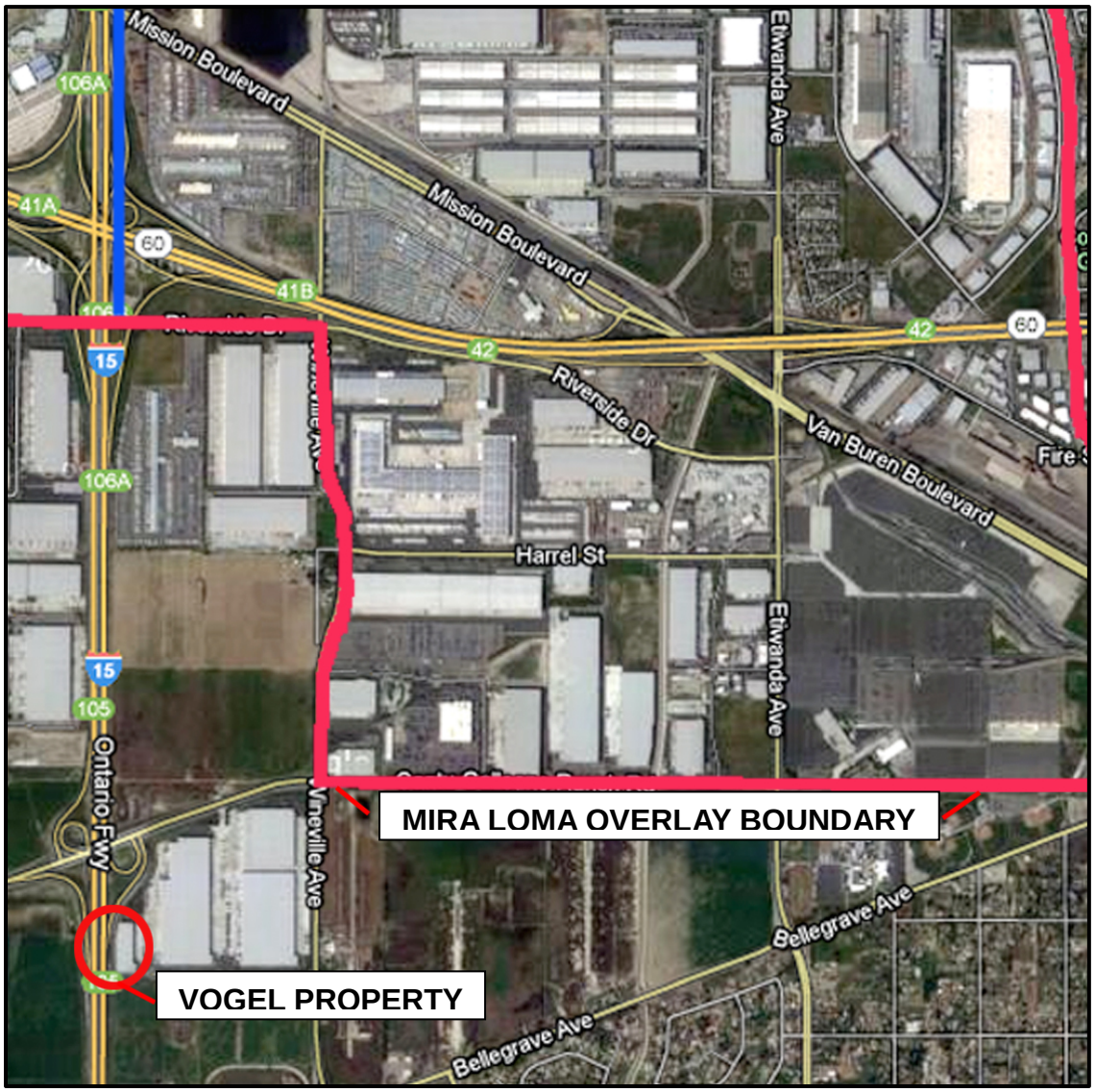
<u>Amendment:</u> The solution for this GPA, which is to add the entire area between the I-15 freeway and Wineville Avenue, and between Landon Drive and Cantu-Galleano Ranch Road, would not increase existing environmental impacts. The buildings and uses are existing.

<u>Staff's Analysis:</u> The downside of proceeding with this approach could be that modifying the Overlay boundary may be viewed as a precedent that would invite similar requests to include the remaining 200 acres of vacant land adjacent to the I-15 freeway to be included within the overlay. With vacant land north of Cantu-Galleano Ranch Road, south of Harrel Street, and also south of Landon Drive, north of Bellegrave Avenue, those property owners may pressure the City to be also included in the Overlay for the same reasons as Vogel Properties. Thus, a concern that amending the overlay boundary sends a message that the City is flexible regarding the location of warehouse projects in Mira Loma. To date, each such application must overcome the City's long-standing position that additional warehouse projects in Mira Loma must be within the existing overlay boundaries.

Thus, each application now stands on its own, and no change in policy is implied by any such request.

As a consequence, the City discourages new warehousing and distribution uses outside of the Overlay area, and instead encourages manufacturing and assembly uses, that create tax base, economic development and additional employment opportunities for residents within the City.

FIGURE TWO – OVERLAY BOUNDARY

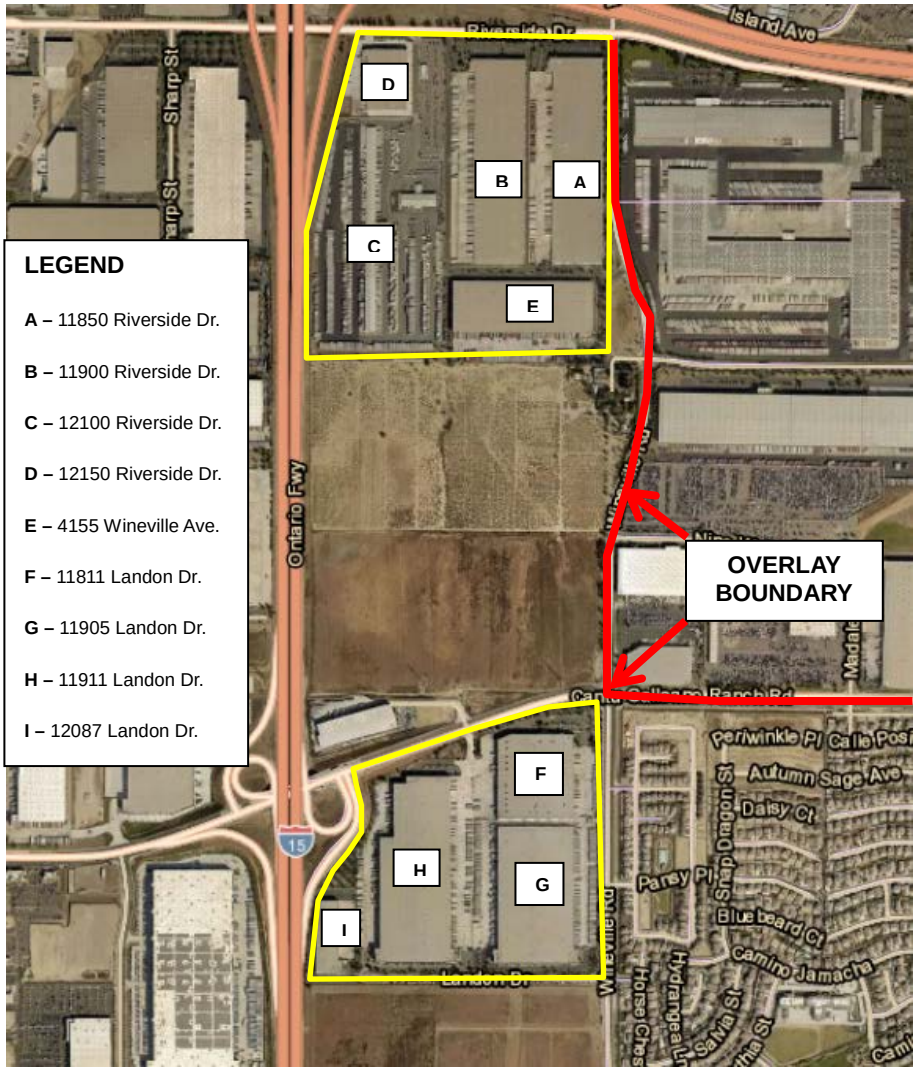


B. ***Solution No. 2: Zoning Code Amendment (ZCA) – Legal Nonconforming Uses and Structures***

Amendment: The second option, Solution No. 2, is to amend the code section on legal nonconforming uses and structures. The amendment would include an exception for properties only developed with a warehouse and distribution use prior to either County adoption in 2008, or City adoption in 2011 of the Mira Loma Warehouse and Distribution Center Overlay.

Staff Analysis: This option would apply to all eligible industrial property in the City. Staff researched prior entitlements and business license records, to determine if any warehouse and distribution facilities are located outside of the Overlay Boundary. A total of nine (9) facilities were found, as shown on Figure Three with specific addresses. All of the facilities are notably in vicinity of the Boundary, and established primarily in existing industrial areas. Permitting the continued warehouse use of these facilities indefinitely would not cause any additional environmental impacts to surrounding uses.

FIGURE THREE – FACLITY LOCATION OUTSIDE BOUNDARY



Conclusion

Staff leans toward the second option of amending the non-conforming section of the code to allow the nine pre-existing warehouses to continue indefinitely rather than modifying the Overlay boundary to satisfy one of the nine properties. It is preferable to maintain City's the original position and insist that each application to develop each vacant parcel in the area stand on its own. Modifying the boundary may send the wrong message.

Planning Commission Input

This study session is intended to introduce the property owner's request to the Commission, and for the Commission to provide feedback on the potential solutions to allow warehouse and distribution use to continue as a conforming use:

- **Solution No. 1 (General Plan Amendment):** Amending the Mira Loma Warehouse and Distribution Center Overlay to include the subject property and possible the adjacent three industrial buildings into the overlay boundaries; or
- **Solution No. 2 (Zoning Code Amendment):** Amending the "Legal Nonconforming Uses and Structures" section to include an exception for properties with existing warehouses that were established legally, be allowed to continue indefinitely.

After staff receives Planning Commission feedback, we will proceed with the analysis of the recommended solution(s) from the Planning Commission, and prepare the project for public hearings by the Planning Commission and City Council.

Prepared by:

Chris Mallec
Associate Planner

Submitted by:

Thomas G. Merrell, AICP
Planning Director

ATTACHMENTS

1. December 5, 2019 City Council Staff Report (with Attachments)
2. Excerpt of City Council Minutes (12-05-19)

ATTACHMENT NO. 1

December 5, 2019 City Council Staff Report
(with Attachments)

City of Jurupa Valley

STAFF REPORT

DATE: DECEMBER 5, 2019

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ALAN KREIMEIER, INTERIM CITY MANAGER
BY: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR

SUBJECT: AGENDA ITEM NO. 14.E

MASTER APPLICATION NO. 19244 (MA19244) INITIATION OF A GENERAL PLAN AMENDMENT OR ZONING CODE AMENDMENT OR BOTH TO ADDRESS A REQUEST BY THE PROPERTY OWNER OF 12087 LANDON DRIVE, LOCATED OUTSIDE THE MIRA LOMA OVERLAY AREA, TO MAINTAIN DISTRIBUTION WAREHOUSE USES AS CONFORMING TO THE GENERAL PLAN

RECOMMENDATION

That the City Council, by motion, initiate a General Plan Amendment, and zoning code amendment if needed, to address a request by the property owner of 12087 Landon Drive, located outside the Mira Loma Warehouse and Distribution Overlay area, to maintain distribution warehouse uses as conforming to the General Plan.

BACKGROUND

Vogel Properties, Inc. is the owner of an industrial building of approximately 120,000 square feet at 12087 Landon Drive, adjacent to the I-15 freeway. The property is adjacent to several larger industrial buildings on the north side of Landon between Wineville and the freeway. This area is not included within the Mira Loma Warehouse and Distribution Overlay, and thus warehousing uses are not consistent with the General Plan.

Legal Nonconforming Status. Several months ago, the owner requested clarification of whether warehouse uses can be allowed in the building inasmuch as it had been occupied by such a use prior to the City's incorporation. Planning Department staff researched the question of whether warehousing can be permitted in the building and advised the owner that warehousing is a legal non-conforming use of this property based on the following information previously provided by the applicant:

- 2007: Building constructed
- 2007 – 2013: Building occupied by Active Wallace Group, better known as Active Ride Shop or Active Mail Order under a certificate of occupancy for "Administration, Sales, Warehousing and Distribution and related uses."

- 2013: Active Wallace filed for bankruptcy and vacated the building in April.
- 2013 – 2019: In November 2013, Adesa occupied the building as "Distribution and warehousing of vehicles."

The Mira Loma Warehouse & Distribution policy in the General Plan (which was carried over from the County General Plan) restricts warehousing uses to its defined policy area. "Warehousing and distribution" refers to a business that uses the facility as a transfer terminal for the movement of goods. Shipments are brought in for the purpose of re-distribution.

The 12087 Landon Drive building is not within the policy area. However, the County approved the previous warehousing use on the property prior to City incorporation and it has been continuously used for that purpose. Municipal Code Section 9.240.080. - Nonconforming structures and uses - allows non-conforming industrial uses to continue for 40 years, but only if the non-conforming use is not discontinued for more than one year or is not replaced by a conforming (permitted) use.

Current Occupancy. In an effort to keep the legal non-conforming status of the property, USPS has occupied the building using a license agreement. The initial request was only for the 3 months during the holiday season. The owner has stated that If USPS does stay long term, they have indicated that it will be under a GSA.

Applicants Objective. Although the warehouse uses on this property may continue under the non-conforming section of the code, the owner is asking the City to make a change in either the zoning code or the Mira Loma overlay in order to eliminate the requirement to become conforming (no warehousing) after 40 years, or after the property is vacant for one year or after occupying the building with a conforming use (see Attachment 1).

INITIATION PROCESS

Initiation of a General Plan Amendment. Section 9.30.040.D of the Jurupa Valley 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 and shall not imply that any such amendment will be approved.

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 land owners 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 is associated with a development application and is borne by the applicant.

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 or use the property in accordance with the existing General Plan land use designation and related policies.

Initiation of a Zoning Code Amendment. The following considerations apply to the initiation process, which only authorizes the process to begin:

1. Initiation of a zoning ordinance amendment 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 proposed amendment 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 process in order to study the proposed amendment and obtain public comment.
4. 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 Zoning Code Amendment.

Should the Council decline or take no action to initiate a zoning ordinance amendment, the applicant must comply with the existing regulations and related policies.

SITE DESCRIPTION & LOCATION

The Applicant, William D. Vogel II, submitted a written request to the City Manager for the initiation of a General Plan Amendment for the property located at 12087 Landon Drive. The letter is included as an attachment to this staff report. (See Attachment No. 1).

The site includes an existing warehouse and distribution building, located north of the terminus of Landon Drive, east of the 15 Freeway. An amendment to the Mira Loma Warehouse and Distribution Policy of the General Plan is required for the inclusion of this building into the Policy Area.

Table 1 clarifies the City's General Plan land use designation and zoning information for the project site.

TABLE 1. GENERAL PROJECT INFORMATION	
ACCESSOR'S PARCEL NUMBER	160-040-020
TOTAL ACREAGE OF PROJECT SITE	7.00
EXISTING GENERAL PLAN LAND USE DESIGNATION	Business Park (BP)
SPECIFIC PLAN, OVERLAYS	Business Park Overlay (BPO)
EXISTING ZONING CLASSIFICATIONS	Industrial Park (I-P)

EXHIBIT A - SITE AREA

ANALYSIS

1. Issues Raised by the Applicant

The attached letter from Vogel Properties, Inc. lays out the applicant's reasons for requesting relief from the Mira Loma Warehouse Policy. Several of the business uses cited as potential tenants would have been conforming uses, meaning they would not be in conflict with the General Plan Mira Loma Overlay. If such a conforming use occupies the building, all future uses must conform, and thus the ability for a warehouse to occupy the building in the future would be lost.

As do other applicants now seeking relief from the overlay requirement, this applicant desires to acquire the long-term ability to sell or occupy the building for any industrial use, including the one that is presently the most valuable-- warehouse and distribution.

Also, the applicant mistakenly points to a provision in the non-conforming section of the code that refers to a change of ownership terminating the legal status of a non-conforming

use. The only such provision in the Municipal Code (Section 9.240.080(3)(f)) applies only to kennels and catteries. The ability to maintain a legal non-conforming industrial use goes with the land, not a particular owner.

2. Solutions to be Studied

The closest boundary of the Mira Loma Warehouse and Distribution Overlay is at Wineville and Cantu Galleano, approximately a half mile from the subject property. Two other existing warehouse buildings that are approximately ten times the size of the Vogel building are located on the adjacent parcels, one of which goes to the intersection of Wineville and Cantu Galleano.

It appears that adding the entire area between the freeway and Wineville, and between Landon and Cantu Galleano, would not increase existing environmental impacts. Thus,

including this area in the overlay appears feasible, inasmuch as no additional vacant land would be added.

Another option would be to amend the code to provide for an exception for properties developed with a warehouse prior to either County adoption in 2003 or City adoption in 2011 of the Mira Loma Warehouse policy. This option would apply to all eligible industrial property in the City.

If the amendment process is initiated, staff will evaluate whether either or both of these options should be considered. The Planning Commission will consider the staff's recommendation and forward its recommendations to the Council for a decision.

FINANCIAL IMPACT

Staff time to process this request will be covered by the Applicant's application deposit. No additional costs to the City are anticipated.

ALTERNATIVES

1. By motion, initiate a General Plan Amendment, and zoning code amendment if needed, to address a request by the property owner of 12087 Landon Drive, located outside the Mira Loma Overlay area, to maintain distribution warehouse uses as conforming to the General Plan; or
2. Decline to initiate the General Plan or Zoning Code Amendment request at this time; (*No action, maintaining the status quo*)
3. Defer action and request additional information.

Prepared by:

Thomas G. Merrell, AICP
Planning Director

Submitted by:

Alan Kreimeier
Interim City Manager

Reviewed by:

Connie Cardenas
Interim Director of Administrative Services

Reviewed by:

Peter M. Thorson
City Attorney

Reviewed by:

George A. Wentz
Deputy City Manager

ATTACHMENTS

Exhibit 1 - Written Request from Applicant (dated: October 15, 2019)

EXHIBIT NO. 1

Written Request from Applicant (dated: October 15, 2019)

VOGEL PROPERTIES, INC.
Development and Management — Industrial Rental Properties

October 15, 2019

Alan Kreimeier
Interim City Manager, Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509
Via email: akreimeier@jurupavalley.org

RE: Request for City Staff to Review Policy Area, City Ordinances and General Plan for Relief from Use Restrictions at 12087 Landon Drive, Jurupa Valley and Submittal to City Council for Approval

Mr. Kreimeier,

I represent Vogel Properties, Inc., who has owned the property located at 12087 Landon Drive since 2006, prior to the incorporation of the City of Jurupa Valley. The property was entitled in 2003, prior to the drafting of the now Mira Loma Warehouse Distribution Center. Under the City Ordinances and the General Plan drafted and approved in 2017, our facility has been operating under a grandfathered clause which allows the use of warehousing and distribution as a legal nonconforming use. This nonconforming nature has limitations placed upon the use of "warehousing and distribution" that until now have not affected the ability of Vogel Properties, Inc., to operate the facility. Our most recent tenant, Adesa, who also owns and operates a facility within the City of Jurupa Valley, had a lease expiration in September of 2018 that was extended until March of 2019. Adesa used our warehouse solely for storage of its automobiles.

Our brokerage, Lee & Associates of Ontario, has been marketing the space fervently since we were notified by Adesa back in August of 2018. Every prospect we have had - both prospective tenant and prospective buyer - has turned away from any form of a deal due to the nature of the nonconforming use language contained in the City Ordinance that limits the availability of the warehousing use on this parcel.

1. It has been confirmed that the use may continue for a period of 40 years. There has been consensus within the Planning Department at the city that this use would have been permitted in 2003, the date the entitlements were received, and would continue as a legal nonconforming use until 2043.
2. It has been confirmed that the grandfathered status with the City Planning Department will expire on the earlier to occur of (a) the last day of the 40 year amortization of the legal nonconforming use or (b) a lapse in the continuation of the legal nonconforming use for a period of 1 year or more.

300 Paseo Tesoro • Walnut • California 91789
tel (909) 598-7065 • fax (909) 598-2917

3. Following legal review of the City Ordinances it has become clear that the wording of multiple Ordinances that pertain to the legal nonconforming use is unclear and can be interpreted in many different ways. Most recently the language of RCO #348.3990 Section 18.8c has been mischaracterized as stating that the legal nonconforming use will expire upon the transfer of ownership of the parcel, which has been stated to not be the case by the Planning Department, specifically Tom Merrell.

The above talking points have taken what should be a very desirable, modern warehouse building (as that is the sole purpose of the construction type of this building) with freeway frontage and top class freeway access and demoted it beyond what one would consider to be a Class B warehouse facility. When we began marketing the building, we had a written lease extension with Adesa for $0.75 per square foot (psf), Net. Marketing at that rate prior to the end of 2018 brought in proposals from 2 different investment grade tenants that were willing to hit or exceed a monthly rental of $0.70 psf, Net. Both tenants decided to waive interest and/or backout of negotiations following a review of the City Ordinances and the restrictions provided by the Mira Loma Warehouse Distribution Center.

Since then I have had negotiations with two of my current tenants who are currently headquartered in the City of Ontario. One tenant warehouses and sells high end furniture and the other manufactures plastics. Both tenants would not entertain any pricing over $0.63 per square foot, Net. Both tenants have declined to continue negotiations following a review of the City Ordinances as well as interviews with other owner/users that operate within the boundaries of Jurupa Valley. Regardless of the realities, it has become a common fact muttered between property owners within the community that the City of Jurupa Valley is not business friendly and drags its feet when dealing with permitting and zoning issues.

Most recently I have had two sales of the property fall through before getting back a single round of buyer's comments on a draft sale agreement, solely due to their legal teams' review of the restrictions on the legal nonconforming use. The first of these buyers was a family trust that is extremely active in the Orange County and Southern California market as a whole. They offered a price that was close to $175 psf. The second buyer was a very well-known real estate investment firm whose principle was involved with the entitlement process of the buildings that were a part of this project. They had offered a purchase price that would have been $180 psf. In contrast, we purchased the building at $98 psf in 2006. The property tax increase alone would have generated for the County, and through its location the City of Jurupa Valley, a property tax revenue increase of almost 42% on this single parcel.

I can say from experience that Tom Merrell and the City Staff at the Planning Department have been more than responsive and eager to offer assistance in clarifying the policy and how it affects our tenants and prospective buyers. Unfortunately, no one else we are dealing with is seeing this side of the City. It is also unfortunate that a poorly thought out and roughly drawn boundary by the County of Riverside for a limitation of the warehousing and distribution use on a piece of land zoned as light industrial would not include properties that had already been entitled for the use, and were quite literally on the edge of the boundary of such a policy area.

We are seeking a solution that would allow our property to have a continuing, legal and conforming use of warehousing and/or distribution that would not expire in the future or require a conditional use permit from the City Planning Department, similar to the rights attributed to parcels lying within the Mira Loma Warehouse Distribution Center. The purpose of this letter is to request that an agenda item be placed before the City Council to authorize the review of City Ordinaces, policies and the 2017 General Plan in an effort to find and effect a solution. Without any change to the regulations and policies affecting our building, I am afraid that the building will sit empty for the foreseeable future and may become an eyesore to the City of Jurupa Valley in the worst possible location, directly on the Northbound side of the 15 Freeway. Since March of this year we have already experienced theft and vandalism that has caused damage in excess of $100,000.

Tom Merrell has indicated that although it may be possible to have such an item reach the City Council agenda on November 7th, it will be 100% possible for him to get this item on the November 21st agenda. We would hope most sincerely that this item could find its way onto the November 7th agenda should you so direct.

I thank you for your thoughtful consideration and look forward to a quick and favorable response.

Respectfully,

William D. Vogel II
President

cc: Bill Vogel, Erin Vogel, Mike Wolfe, Joe McKay, Tom Merrell, Tamara Campbell, Chris Mallec, Terri Rollings, George Wentz

ATTACHMENT NO. 2

Excerpt of City Council Minutes (12-05-19)

Ayes: **C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly**
Noes: **None**
Absent: **None**

E. MASTER APPLICATION NO. 19244 (MA19244) INITIATION OF A GENERAL PLAN AMENDMENT OR ZONING CODE AMENDMENT OR BOTH TO ADDRESS A REQUEST BY THE PROPERTY OWNER OF 12087 LANDON DRIVE, LOCATED OUTSIDE THE MIRA LOMA OVERLAY AREA, TO MAINTAIN DISTRIBUTION WAREHOUSE USES AS CONFORMING TO THE GENERAL PLAN (APPLICANT: VOGEL PROPERTIES, INC.)

Thomas Merrell, Planning Director, presented the Staff Report.

Further discussion followed.

Mike Wolfe, representing Vogel Properties (applicant), provided additional information regarding the sale aspect of the property. He explained that because there are only 23 years left on the legal non-conforming use, it becomes a depreciating asset and the owners are looking to possibly sell to eliminate this issue. He noted that the applicant is in talks with a very good company that needs to expand and the owners are in negotiation to lease the building to them for five years.

Betty Anderson stated that the nearby DC business would also need to be included in the Mira Loma Warehouse and Distribution Overlay.

Further discussion followed.

A motion was made by Council Member Micheal Goodland, seconded by Council Member Chris Barajas, to initiate a General Plan Amendment, and zoning code amendment if needed, to address a request by the property owner of 12087 Landon Drive, located outside the Mira Loma Warehouse and Distribution Overlay area, to maintain distribution warehouse uses as conforming to the General Plan.

Ayes: **C. Barajas, L. Barajas, B. Berkson, M. Goodland, A. Kelly**
Noes: **None**
Absent: **None**

F. POTENTIAL TAX SHARING AGREEMENT FOR A WAREHOUSE DISTRIBUTION CENTER IN THE MIRA LOMA WAREHOUSE POLICY AREA

George Wentz, Deputy City Manager, presented the Staff Report.

Further discussion followed.

City of Jurupa Valley

STAFF REPORT

DATE: **APRIL 22, 2020**

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

FROM: **THOMAS G. MERRELL, AICP, PLANNING DIRECTOR**

BY: **ROCIO LOPEZ, SENIOR PLANNER**

SUBJECT: **AGENDA ITEM NO. 6.1**

MASTER APPLICATION (MA) NO. 19041: CONDITIONAL USE PERMIT (CUP) NO. 19003 AND SITE DEVELOPMENT PERMIT (SDP) NO. 20010 (VAN BUREN MARKETPLACE COMMERCIAL CENTER)

LOCATION: SOUTHWEST CORNER OF VAN BUREN BOULEVARD AND RUTILE STREET / APNS: 167-330-006; 167-330-010; 167-330-015 AND 167-110-039 (COMBINED 15.9 ACRES)

APPLICANT: CONTROL MANAGEMENT, INC.

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2020-04-02-01: 1) adopting a Mitigated Negative Declaration and Mitigation Monitoring Reporting Program; 2) approving Conditional Use Permit No. 19003; and 3) approving Site Development Permit No. for the development of the Van Buren Marketplace, a 90,262 square foot commercial center on a 15.9-acre site, subject to the conditions of approval.

PROJECT DESCRIPTION

The Applicant ("Applicant" or "Control Management, Inc.") has submitted the following applications:

- **Conditional Use Permit (CUP) No. 19003:** For the development of a gasoline service station with concurrent sale of beer and wine for off-site consumption within a proposed convenience store, including the sale of motor vehicle fuel and car wash
- **Site Development Permit (SDP) No. 20010:** For the proposed development of the Van Buren Marketplace commercial center consisting of the following:

PHASE 1		
Building Name	**Land Use**	**Square Footage (Area)**
GSC	Gas Station Canopy	3,456
CS	Convenience Store	2,976
CW	Drive-thru Car Wash	5,043
"4"	Anchor Market	38,000
"5"	Full-Service Restaurant	7,650

PHASE 2		
Building Name	**Land Use**	**Square Footage (Area)**
"1"	Drive-Thru Restaurant	3,452
"2"	Retail Building with Drive-Thru Restaurant	4,166
"3"	Retail	5,100
"6"	Retail	5,130
"7"	Retail	3,360
"8"	Retail - freestanding	11,929
Grand Total		**90,262**

Table 1 outlines the existing land use and zoning designations.

TABLE 1: GENERAL PROJECT INFORMATION	
GENERAL PLAN LAND USE DESIGNATION	CR (Commercial Retail)
GENERAL PLAN OVERLAY AREA	Equestrian Lifestyle Protection Overlay (ELO)
ZONING CLASSIFICATION	Scenic Highway Commercial (C-P-S)

LOCATION AND SURROUNDING LAND USES

The triangular shaped property is located at the southwest corner of Van Buren Boulevard and Rutile Street. The site is located adjacent to residential developments to the south and west, Rutile Street followed by commercial development to the east, and Van Buren Boulevard followed by industrial development to the north. The site is bound by Van Buren Boulevard on its northern boundary and a small commercial strip center beyond, Rutile Street on its western boundary, and residential developments on its southern boundary.

Existing and surrounding land uses are shown in Table 2.

TABLE 2: EXISTING AND SURROUNDING LAND USES	
Location	**Existing Use**
Site	Vacant land
North	Van Buren Blvd. followed by commercial and industrial development further to the north
South	Single-family residential development
East	Light industrial development
West	Rutile Street followed by residential development to the west
Source: Field Inspection, March 2019	

Exhibit 1 provides an aerial view of the project site. Exhibits 2 and 3 provide the existing General Plan Land Use (GPLU) designations and zoning of the site and surrounding parcels. Exhibit 4 depicts the Equestrian Lifestyle Protection Overlay (ELO) from the General Plan.

EXHIBIT 1: SITE LOCATION MAP

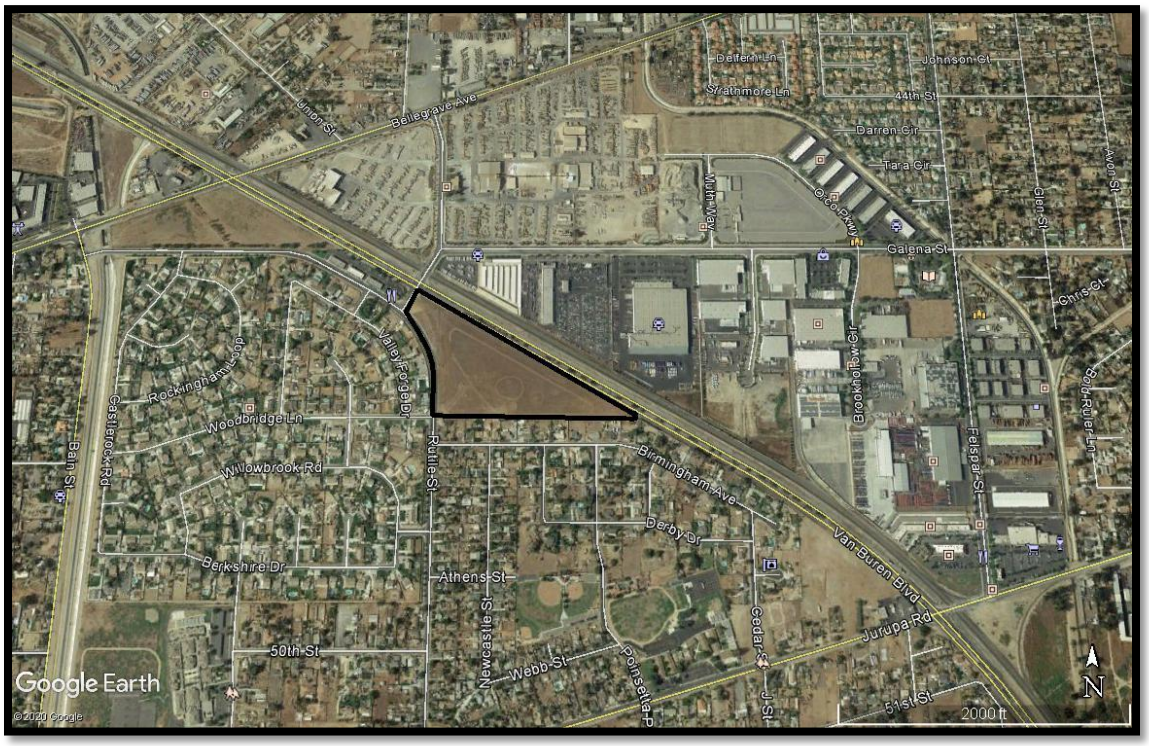


EXHIBIT 2: LAND USE MAP

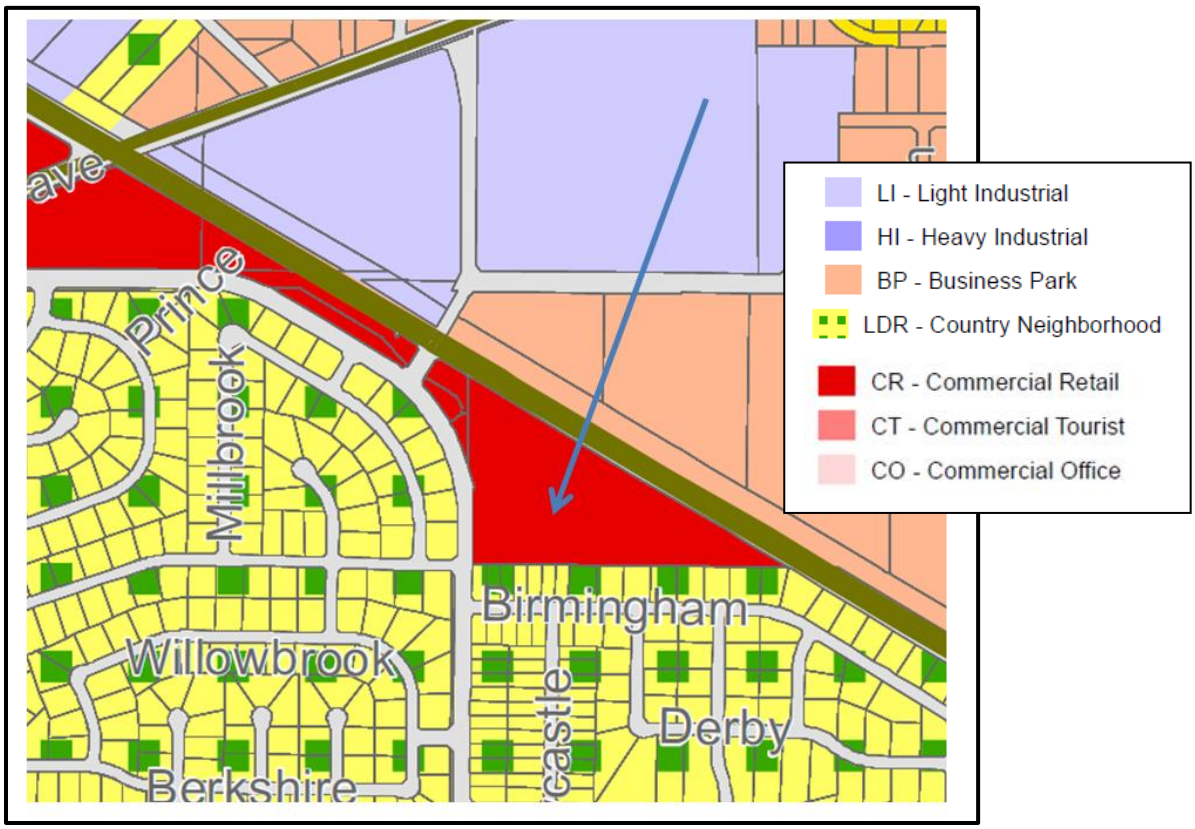


EXHIBIT 3: ZONING MAP

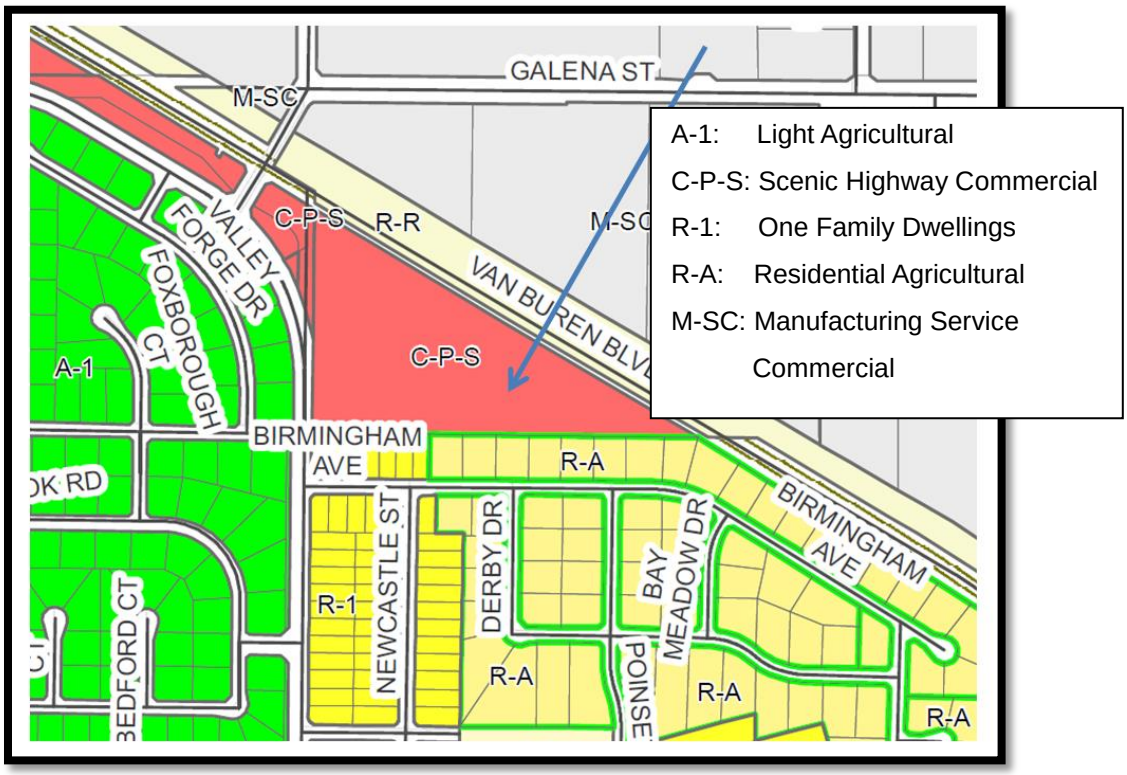
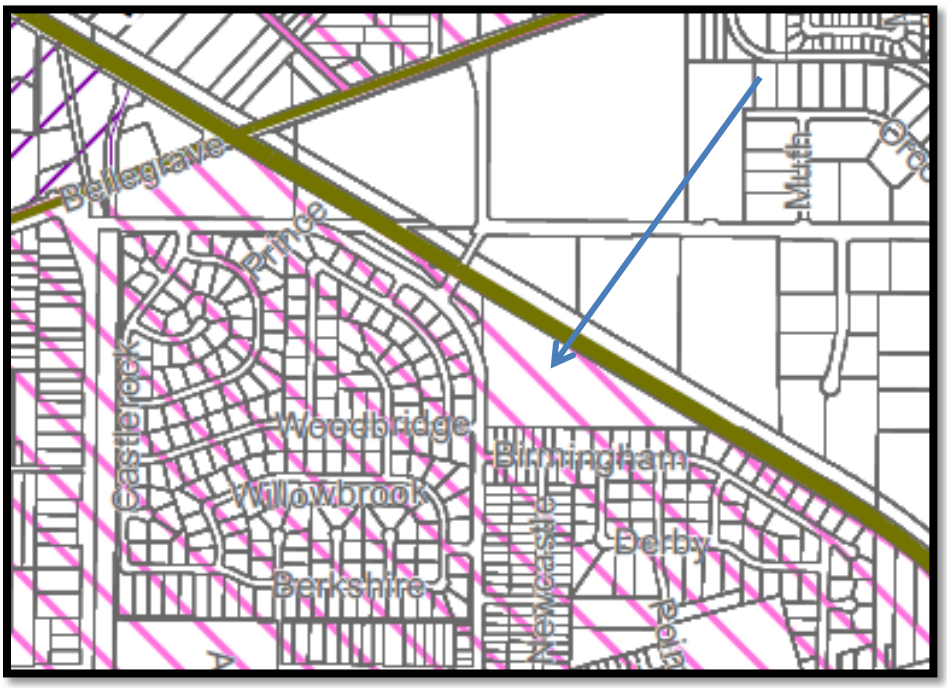


EXHIBIT 4: EQUESTRIAN LIFESTYLE PROTECTION OVERLAY (ELO)



Equestrian Lifestyle Protection Overlay (ELO)

REQUIRED ENTITLEMENTS

Per the City's Municipal Code, Title 9 (Planning and Zoning), Chapter 9.125 (C-P-S) Zone, Section 9.125.020 (Uses Permitted), gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption and convenience stores, including the sale of motor vehicle fuel, are permitted uses subject to the approval of a Conditional Use Permit (CUP).

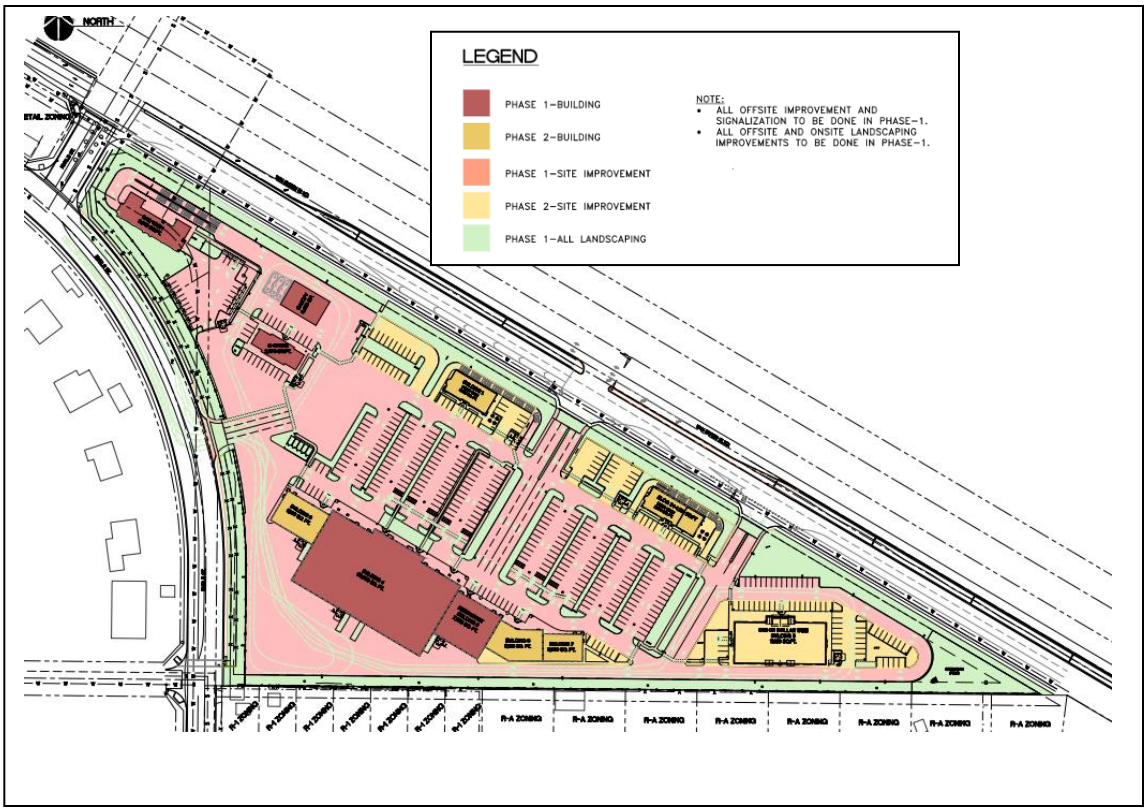
Additionally, the sale of alcoholic beverages for off-premises consumption within a C-P-S zone shall comply with Section 9.240.490, Alcoholic Beverage Sales. Since the proposed off-sale license is not located within an over concentrated census tract, the City does not need to make the findings for a Public Convenience or Necessity (PCN).

Finally, the commercial retail and restaurant development are permitted uses subject to the approval of a Site Development Permit (SDP) pursuant to Section 9.240.330.

SITE DEVELOPMENT

The project is proposed in two (2) Phases: Phase 1 will include the development of the gas station, convenience store and car wash, and will also include the 38,000 square foot anchor market and 7,650 square foot full-service restaurant (Building 5). Phase 1 also includes all off-site public right-of-way and street improvements, including signalization and on-site parking, landscaping, decomposed granite (dg) trail and equestrian fencing. Phase 2 is for the future development of the remaining commercial structures and two (2) drive-thru restaurants see Exhibit 6.

EXHIBIT 6: COLORED PHASING PLAN



The project demonstrates compliance with all development standards set forth in Section 9.125.040 (Development Standards) of the C-P-S zone. The following table provides a summary of the project's compliance with development standards pertaining to setbacks, height and parking.

TABLE 3: DEVELOPMENT STANDARDS		
Standards	**Does the Project comply with the standards?**	**Supporting Information**
Minimum Lot Area: None	**Yes**	As shown on the site plan
Setbacks for buildings under 35 feet: None	**Yes**	As shown on the elevations
No building or structure shall exceed fifty (50) feet in height	**Yes**	As shown on the elevations
Landscaping: 11% minimum interior	**Yes**	19% interior and 23.75 overall landscaping provided as shown on the site and landscape plans
Parking as required by Section 9.120.240: 454 parking spaces	**Yes**	482 parking spaces provided as shown on the site plan

Site Layout

The site has been designed to minimize any impacts to the adjacent single-family residential land uses. The placement of the car wash, vacuum equipment, gas station and convenience store are located as far away from any sensitive residential land uses as possible to reduce any potential noise impacts. As analyzed in the Noise Study prepared for this project and within the Noise Section of the Initial Study, residential uses are located more than 200 feet from Rutile Street and 500 feet to the south of the proposed car wash. Additionally, the two drive-thru restaurants (Buildings 1 and 2) are located between 200 and 500 feet from the nearest home and are located approximately 24 feet from the front property line along Van Buren Boulevard. Based on the analysis described in the Noise Section and the Mitigation Monitoring and Reporting Program (MMRP) incorporated within the Initial Study/Mitigated Negative Declaration (IS/MND), the project contains mitigation measures which effectively reduce any potential noise impacts to a "Less than Significant Impact", see Exhibit A of Attachment 1.

The entrance areas to Buildings 3 through 8 are located facing the interior parking lot area, away from the residential land uses. There is also a proposed 20-foot landscaped setback area with Afghan pine trees planted 25 feet on center, along with an eight (8) foot high split face wall, along the entire southern property line. Additionally, the center proposes a 10-foot wide equestrian trail easement with 42-inch high equestrian fencing along the western property line and an equestrian hitching post area with decomposed granite to complement the existing Equestrian Lifestyle Protection Overlay (ELO).,See the General Plan section of this report for further details.

Site Access and Circulation

Access to the site will be provided via two (2) proposed driveways:

- A 55-foot wide driveway along Van Buren Boulevard includes a new signalized full-turn traffic signal; and
- A 40-foot wide driveway is proposed along the rear of the commercial center along Rutile Street.

Both driveways will feature stamped and stained concrete entries. Staff is recommending a condition to require reciprocal access and parking. The site contains adequate traffic circulation as determined by the Jurupa Valley Municipal Code (JVMC) and the City's Traffic Engineer.

Furthermore, staff circulated the development plans to various internal City departments and external agencies for comment and recommended conditions. Comments from the departments and agencies have been considered and incorporated as modifications and/or conditions to this project as deemed appropriate by Planning staff, including a condition to limit the delivery of fuel to this location during "off-peak" business hours.

Architectural Style

The site is located within the eastern Mira Loma community and is primarily surrounded by single-family residential land uses. As there are existing trails within the area, the community has a rural, equestrian character. The project therefore features design elements which create a Farm style architectural theme. The development features various building materials typically associated with farm style architecture such as corrugated metal roofing, hardiplank and shiplap siding and trimming, stone veneering, and decorative barnlike lighting fixtures. The project includes rusted red, beige and other earth tone colors to complement the farm-style architectural theme. See Colored Elevations within the Architectural Plans Attachment.

The vacuum area near the car wash features trellis structures to provide shading within the parking area. The development also includes several trash enclosure units. One (1) trash enclosure unit serving each primary building throughout the site. The enclosure units will contain color stucco, vinyl coated aluminum trellis and wrought iron doors with opaque screening to match the new development and they are in compliance with City standards.

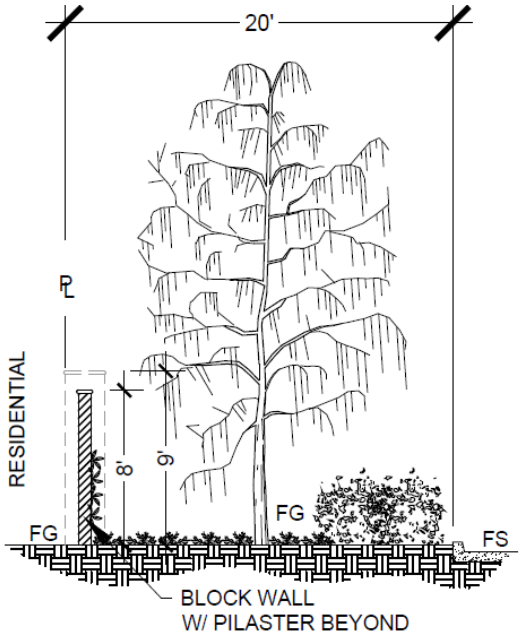
The site will contain ample parking lot lighting and building mounted lighting of sufficient coverage as shown the Photometric Plan. Lighting fixtures shall be consistent with the architectural theme, as shown on the colors and materials sheet. As demonstrated in the previous section, the development meets the zoning code parking requirements per Section 9.120.240 (Off-Street Vehicle Parking).

Landscaping and Walls

The Conceptual Landscape Plan features a variety of 24-inch box shade trees, large screen shrubs, a variety of groundcovers and colorful plant materials to accent the site with an overall coverage area of 23.75%. Additionally, a minimum of 50% of the parking area will be shaded by tree canopies. Exhibit 7 depicts the proposed 20-foot landscaped setback area and eight (8) foot high wall along the entire southern property line.

The plan was reviewed by the City's Landscape Architect who approved the concept plan. Formal landscape and irrigation plans will be subject to final review and approval by the City's Landscape Architect. The Conceptual Landscape Plan is provided under Attachment 5 (Sheets L1 thru L4). As part of Phase 1, landscaping along the entire site perimeter, including the entire southern property line and landscaping directly related to those buildings within Phase 1, shall be installed prior to the issuance of final occupancy of the first building within Phase 1. The remainder of the interior landscaping shall be completed during the development of Phase 2.

EXHIBIT 7: SOUTH PROPERTY LINE SECTION



Split face walls with decorative caps and pilasters are proposed along a portion of the western and entire southern property lines. The entire length of the wall will be eight (8) feet in height along the southern property line and six (6) feet in height solid split face wall with wrought iron and pilasters along the entire western side of the property. See Attachment 5 (Sheet WP1). Staff has recommended a condition to require all walls to have an anti-graffiti coating.

Signage

The staff has recommended a condition of approval to require the applicant to submit a Master Sign Program for the commercial center to ensure the signs are compatible and consistent with the overall architecture of the center. It must be approved prior to the issuance of first building permit of the center.

On-Site Utility and Drainage Improvements

Water and sewer service to the project site will be provided by the Jurupa Community Services District (JCSD). The project will connect to an existing 10-inch diameter water line in Rutile Street. Sewer service is available for the project from an existing 8-inch diameter sewer line at the intersection of Rutile Street and Woodbridge Lane.

Development of the project will increase impervious surface coverage on the site and increase surface runoff. Surface run off, however, will be directed to the water quality infiltration basin proposed to be located on the southeast end of the site before discharging in the storm drain system located beneath the roadways.

Public Right-of-Way Improvements

The project requires public right-of-way (ROW) dedication to accommodate 81 feet from the median centerline to the property line along the entire project frontage on Van Buren Boulevard. ROW parkway improvements along Van Buren Boulevard include, but are not limited to, a new six (6) foot wide sidewalk, curb adjacent landscaping, and curb and gutter.

Proposed parkway landscaping will serve as a safety buffer between moving vehicles and pedestrians It will also provide a shaded and continuously level pathway for pedestrians, thereby increasing aesthetic value of the area.

Along Rutile Street, there is an existing six (6) foot wide sidewalk adjacent to curb and gutter which extends through the midpoint of the subject site. Improvements will therefore include a transition from the existing sidewalk to a new six (6) foot wide sidewalk adjacent to curb and gutter and a six (6) foot wide landscaped parkway adjacent to property line.

Staff is recommending a condition to require a a Commercial/Industrial Landscape Maintenance Agreement for the continual maintenance of the landscaping in the public right-of-way. See Exhibits 8 and 9 for a view of the street sections.

EXHIBIT 8: VAN BUREN BLVD. STREET SECTION

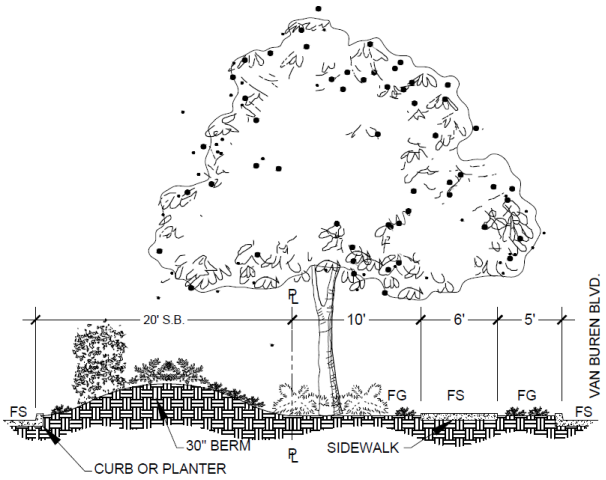
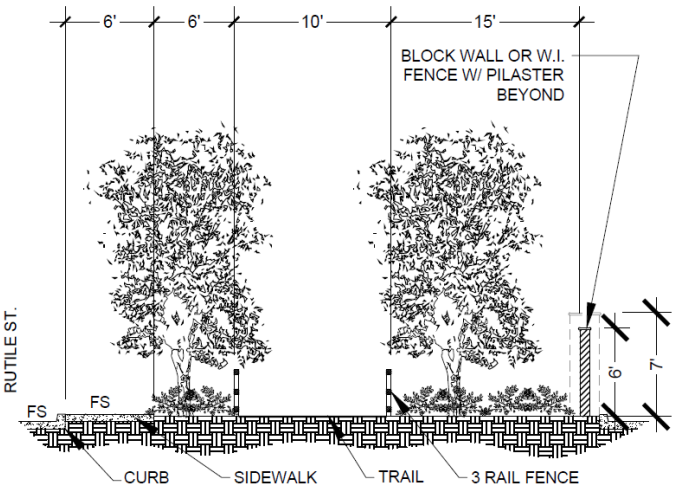


EXHIBIT 9: RUTILE STREET SECTION



ALCOHOLIC BEVERAGE SALES

The sale of alcoholic beverages for off-premise consumption is allowed within the C-P-S zone with an approved Conditional Use Permit (CUP). The property is within census tract 404.03 (Exhibit 10). According to the Alcohol Beverage Control Board (ABC), three (3) off-sale alcohol licenses are permitted within this census tract. There are two (2) existing off-sale licenses

(shown as yellow circles on Exhibit 10), and the proposed Type 20 (beer and wine) license would result in three (3) licenses. As of April 7, 2020, the following locations held active off-sale licenses within census tract 404.03:

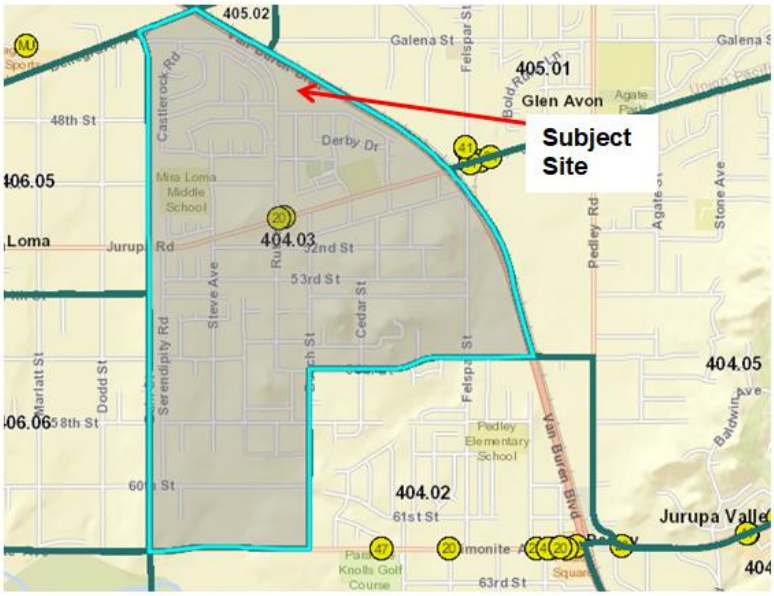
- Perez Market at 9790 Jurupa Road – Type 20; and
- Jurupa Dairy at 9775 Jurupa Road – Type 20

In addition to reviewing the project based on the maximum number of licenses permitted within this census tract, staff considered existing businesses that sell alcoholic beverages for off-site consumption in adjacent census tracts. The closest businesses that sell alcoholic beverages for off-site consumption are the Stater Brothers grocery store and Plaza Liquor.

The convenience store will offer ancillary food sales such as coffee, prepackaged and prepared pastries, candies, soft drinks, beer, wine, etc. typically offered at convenience stores. The facility will provide vehicle fuel through twelve (12) fueling dispensers located under the proposed canopy.

The store and fueling hours are proposed at 24 hours per day, seven (7) days a week, with alcohol sales for off-site consumption between the hours of 6:00 a.m. to 2:00 a.m. as permitted by the State Alcohol Beverage Control Board. The Applicant indicates that there will be at least three (3) employees at the store.

EXHIBIT 10: EXISTING OFF-SALE LOCATIONS ON CENSUS TRACT MAP



Comments from Sheriff's Department. The Sheriff's Department has reviewed and considered the proposed sale of beer and wine at the proposed convenience store. The Sheriff's Department does not consider the project location to be in a high crime area and has no concerns with the proposed off-site alcohol sales.

The Sheriff's Department typically provides the following comments for beer and wine applications:

a. Limit alcohol sales to packages containing no less than 6 cans or bottles to a case.

b. Prohibit the sales of single cans or bottles less than or equal to 40 ounces.

c. The placement of alcoholic beverages must be stored in the back of the store or behind the sales counter.

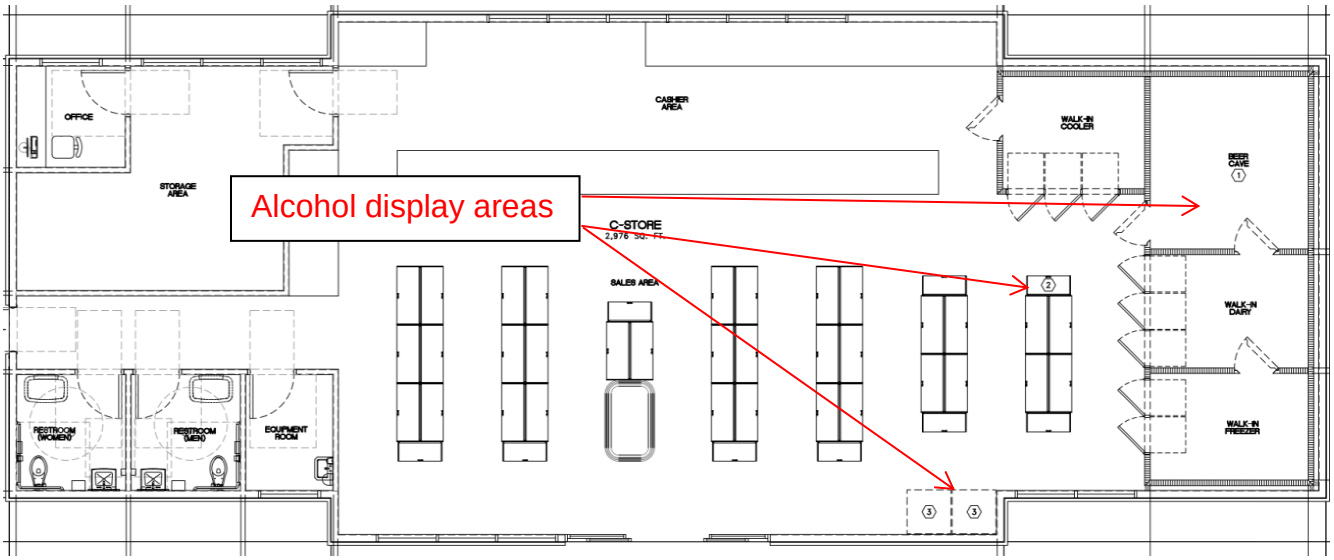
d. The owner must immediately remove any loiterers. If the owner does not immediately remove any loiterers, the Sheriff's Department will remove the loiterer and the approval for the sales of alcoholic beverages may be subject to revocation.

e. Digital security cameras should be installed and used for monitoring activity on the property.

f. An alarm system should be installed and used especially at the entrances.

The proposed alcohol display area is consistent with the Sheriff's Department's recommendation. Beer and wine products will be located within a section of the refrigerator cooler. Of the 10 overall cooler doors, one (1) door will be devoted to beer and wine products, measuring approximately 127 square feet. In addition, the Applicant proposes to store 12 and 24 pack cases of non-refrigerated beer, averaging 24 square feet near the dry foods rack, located more than 15 feet away from the store entrance. Per the Sheriff's Department recommendation, however, staff recommends a condition that would require any alcoholic beverages to be moved to the back of the store and away from the main entrance. Overall, alcohol display area represents 5.6% of the overall store floor area. See Exhibit 11 below.

EXHIBIT 11: FLOOR PLAN



Section 9.240.490(c) - Development Standards. The project complies with all the development standards under this section, see Table 4, and as incorporated in the conditions of approval.

TABLE 4: SECTION 9.240.490(c) ALCOHOLIC BEVERAGE SALES	
DEVELOPMENT STANDARDS	**IN COMPLIANCE?**
Conditional Use Permit required in C-P-S zone	Yes - Applied
Such facilities shall not be situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a school, church, public park or playground.	Yes

Notice of hearing shall be given to all owners of property within 1,000 feet of the subject facility, to any elementary school or secondary school district within whose boundaries the facility is located and to any public entity operating a public park or playground within 1,000 feet of the subject facility. The Planning Director may require that additional notice be given, in a manner the Director deems necessary or desirable, to other persons or public entities.	Yes. Notice was provided. Additionally, there are no schools or parks located within 1,000 feet of the subject site.
Only beer & wine may be sold	Yes. No request for distilled spirits.
Educate the public regarding laws related to alcohol such as driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, etc.	Yes. It is made part of the conditions of approval.
No displays of beer and wine within five (5) feet of any entrance or checkout counter	Yes. It is made part of the conditions of approval. On the floor plan, the display areas are at more than five (5) feet from any entrance or checkout counter.
Cold beer or wine must be sold or displayed in permanently fixed electrical coolers only	Yes. It is made part of the conditions of approval.
No advertising of alcoholic beverages on gasoline islands; no lighted advertising of alcoholic beverages on the exterior of the building or within window areas.	Yes. It is made part of the conditions of approval.
Employees must be at least 21 years of age if selling any alcoholic beverages between the hours of 10:00 pm and 2:00 am.	Yes. It is made part of the conditions of approval.
No alcoholic beverage sales made from a drive-in window.	Yes. It is made part of the conditions of approval.

GENERAL PLAN

The General Plan land use designation is Commercial Retail (CR) which allows for commercial development. The project has been reviewed and evaluated for consistency with the City's General Plan policies that apply to this project. The following four policies relating to design, infrastructure, and mitigation of potential impacts apply to this project:

LU 23.3: Site buildings along sidewalks, pedestrian areas, and bicycle routes and include amenities that encourage pedestrian activity.

Project: *The development has been designed so that Building 1 and Building 2 are oriented towards the public right-of-way along the Van Buren Boulevard frontage. Additionally, Buildings 3 through 8 are located so that they are conveniently accessible to pedestrians who reside within walking distance from this future neighborhood retail center.*

The development also includes a 10-foot wide equestrian trail with split rail vinyl fencing and public right-of-way improvements along Rutile Street which further provides connectivity for

pedestrians, equestrian riders, and bicyclists. In addition, the development features an on-site sidewalk connecting the public sidewalk along both Van Buren Blvd. and Rutile Street for easy access to the commercial center. These features encourage pedestrian activity.

With the proposed on and off-site required improvements and connectivity, the project layout is consistent with similar commercial developments within the area. As such, staff believes that the intent of policy LU 23.3 has been met.

LU 23.5: Concentrate commercial uses near transportation facilities and high density residential areas and require the incorporation of facilities to promote the use of public transit, such as bus turnouts.

Project: *The Riverside Transit Authority (RTA) will not require a bus stop at this location, as there is currently no route running on Van Buren Blvd. The closest active bus stops are on Van Buren Blvd. and Jurupa Road, with service running on Jurupa Road. The project will provide for ADA compliant walkways connected to ADA compliant public sidewalks. Thus, the project will be ready to serve future bus stop facilities when RTA service does become available closer to this project,*

LU 23.6: Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards.

Project: *Residential properties are located to the west and south of the project site. To buffer the use from residences to the west and south of project site, the project provides the following:*

- *Westerly property line: A proposed six (6) foot high decorative solid wall with on-site landscaping will be constructed up to the proposed driveway along Rutile Street, after which the project includes a six-foot-high wrought iron fence with dense landscaped setback area.*
- *Southerly property line: An eight (8) foot high decorative masonry wall and a 20 foot wide dense landscaped area.*

Additionally, the Mitigation Monitoring Reporting Program (MMRP) provides mitigation measures to reduce potential impacts such as, but not limited to, noise, air pollution, traffic, etc. to levels of non-significance.

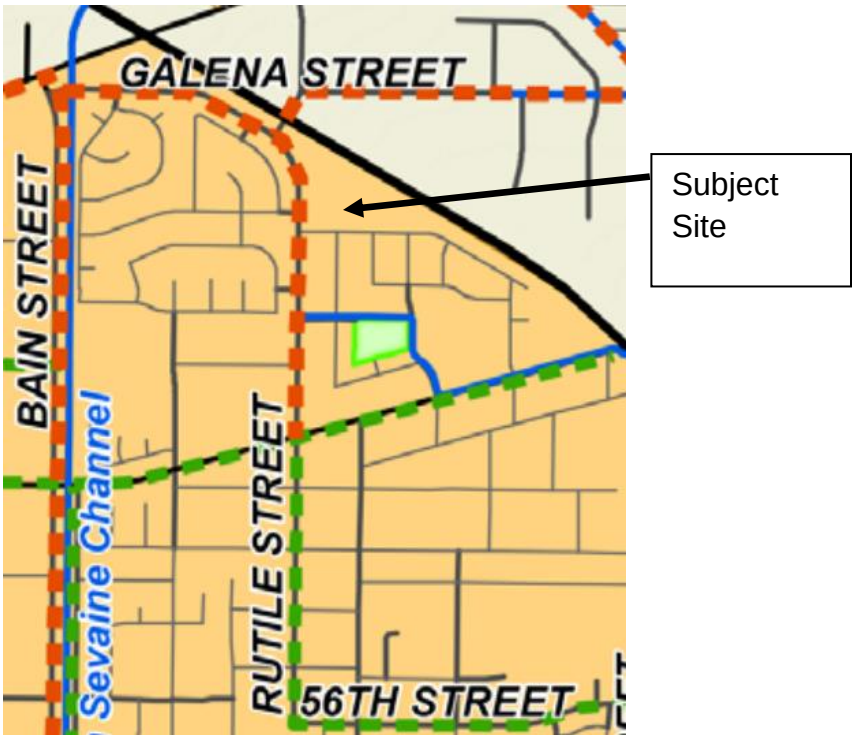
LU 23.7: Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use.

Project: Recommended condition would require dedication on *Van Buren Boulevard to accommodate widening and full improvements per City Engineering standards. Water and sewer service to the project site will be provided by the Jurupa Community Services District (JCSD).*

LU 23.9: Require that commercial development be designed to consider their surroundings and visually enhance, not degrade the character of the surrounding area.

The architecture of the project has been deemed to be consistent with the predominately rural/equestrian lifestyle of the Mira Loma community and densely landscaped parkways will enhance the character of the surrounding area. Restricting hours of alcoholic beverage sales and other alcohol related restrictions, as well as limiting hours of deliveries also promote compatibility.

EXHIBIT 12: GENERAL PLAN MOBILITY ELEMENT – EQUESTRIAN TRAIL ROUTES



Primary Equestrian Route

Secondary Equestrian Route

Equestrian Lifestyle Protection Overlay*

* All streets within the ELPO area can be used for riding horses.

EQUESTRIAN LIFESTYLE PROTECTION OVERLAY

The project site is located within the Equestrian Lifestyle Protection Overlay (ELO). Equestrian uses are commonplace in certain areas of the City and the purpose of the following policies is to protect the equestrian character of the areas throughout the City:

Policies:

LUE 5.3 Land Use Compatibility: New land use entitlement applications, whether for residential, commercial, industrial, or institutional uses, shall be designed such that there will be no interference with surrounding equestrian neighborhoods.

The project does not present any obstacle or interference with the surrounding equestrian neighborhoods.

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.

The project provides hitching posts conveniently located to provide direct access from the trail to the shopping center.

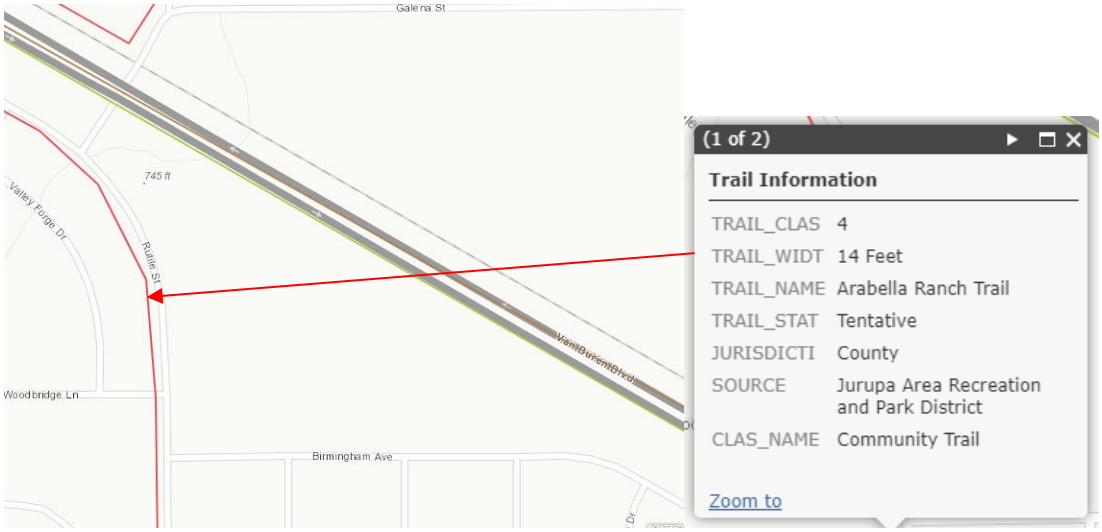
Proposed Equestrian Trail

While there is no General Plan requirement to construct a trail along the east side of Rutile Street, the project has been designed to include a trail along the east side of Rutile Street. It is proposed as an equestrian amenity providing connectivity from the proposed commercial center to adjacent equestrian neighborhoods and to the existing Arabella Ranch Community Trail.

The 10-foot decomposed granite (dg) trail with 42-inch high vinyl trail fencing is designed per JARPD standards. This new equestrian amenity trail is proposed from the southwest corner of the project site, within the shopping center western boundary along Rutile Street up to the northeast corner of the site at Galena and Van Buren. Additionally, the project provides hitching posts conveniently located to provide direct access from the trail to the shopping center.

Overall, the project is consistent with the goals and policies of the CR land use designation.

EXHIBIT 13: JARPD TRAILS MAP



FINDINGS FOR APPROVAL OF A CONDITIONAL USE PERMIT (CUP)

Per Section 9.240.280.(4), "a Conditional Use Permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community." Staff has reviewed the project and determined that the proposed use meets the following required findings:

1. The proposed sale of alcoholic beverages (beer and wine) for off-site consumption will not adversely affect or be materially detrimental to the public health, safety or general welfare of the community in that the area devoted to alcohol sales would only be 5.6% of the retail floor area. Furthermore, the use is consistent with other similar fueling stations with convenience stores offering the sale of alcoholic beverages for off-site consumption.
2. The proposed use will not be detrimental to the health, safety or general welfare of the community, in that the proposed sale of beer and wine for off-site consumption will be conducted as an ancillary use to the primary sales of prepackaged cold and hot foods, sundry items, non-alcoholic beverages and fueling for vehicles. Furthermore, the use will

not pose a threat to surrounding land uses with the recommended conditions by staff (includes Riverside County Sheriff's Department comments). Furthermore, and ABC would impose their own conditions on the ABC license,

3. The proposed use will not be detrimental to the health, safety or general welfare of the community, in that the site shall be developed and conditioned to ensure that adequate dense landscaping, masonry walls, increased setbacks, restricted delivery hours and other mitigation, such as shielded lighting, are imposed to reduce impacts to adjacent land uses. As such, the project is not expected to create any significant adverse impacts from noise, odor, or light upon the community as analyzed in the Initial Study and Mitigated Negative Declaration.

   Proposed Mitigation Measures include, but are not limited to:

   - The project will be required to shield outdoor lighting to contain glaring.
   - The project shall comply with the Air Quality Management District's rules regulating air quality.
   - The project will require public improvements along both Van Buren Blvd. and Rutile St. which will serve to update the project site and help improve traffic circulation per the General Plan standards.
   - The project will require a construction related noise mitigation plan.

With the approved application and required conditions of approval, the project demonstrates consistency with the General Plan and Zoning sections within the Jurupa Valley Municipal Code (JVMC) and applicable state and federal laws. Additionally, the Applicant is required to agree to the conditions of approval within 30 days of project approval by completing the signature block located at the last page of the Conditions of Approval.

FINDINGS FOR APPROVAL OF A SITE DEVELOPMENT PERMIT (SDP)

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

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

The subject site has a General Plan Land Use Designation of Commercial Retail (CR) and is zoned C-P-S (Scenic Highway Commercial). The proposed commercial development demonstrates consistency with the General Plan and compliance with Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code.

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

In order to minimize impacts to adjacent residential land uses, the structures as proposed far away from residential, incorporates adequate landscaped buffer setbacks, and provides an eight (8) foot high masonry wall.

The proposed shopping center is compatible with the surrounding community because it will provide the necessary services and retail in this community. Furthermore, the project will enhance the community with its attractive architecture, dense landscaping, new trees,

equestrian trail and decorative perimeter walls. The project will require public improvements in the form of new landscaped parkway, new street lighting, curb and gutter, new sidewalk and pedestrian walkways connecting to the center. The creation of a new sidewalk along the property's entire frontage, on Van Buren Boulevard, will enable pedestrians to safely access the shopping center. Furthermore, the site will be graded and will drain per Engineering conditions.

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

A condition of approval shall be included to prohibit the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided per Title 7 (Subdivisions) of the Jurupa Valley Municipal Code.

ENVIRONMENTAL REVIEW

The City of Jurupa Valley has prepared and intends to adopt a Mitigated Negative Declaration (MND) for the Project, see Attachment 1 (a) (Exhibit A). 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. Staff has recommended 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 comment period for the MND began on March 28, 2020 and ended on April 16, 2020. To date, no comments have been received. The Mitigated Negative Declaration and MMRP are available at Jurupa Valley City Hall and on the City's website.

PUBLIC COMMENTS

The Planning Department mailed notices to surrounding property owners within a 1,000 foot from the boundaries of the project site, and extended the radius to include all properties within the same block, see Attachment 4. Additionally, legal advertisements were published in the Press Enterprise. To date, no comments have been received.

CONCLUSION

The proposed commercial development adheres to the applicable goals and policies within the General Plan and is consistent with the requirements in the City's zoning code. The project features site upgrades which include new public improvements, attractive architectural building design, decorative perimeter walls/fencing and landscape screening, equestrian trail and fencing and, overall site improvements. Potential impacts have been analyzed and mitigation measures have been incorporated to reduce any impacts to a "less than significant level." Based upon the findings set forth in the attached Resolution No. 2020-04-22-01, staff recommends approval of Conditional Use Permit (CUP) No. 19003 and Site Development Permit (SDP) No. 20010 subject to the Conditions of Approval.

Prepared by:

Rocio Lopez
Senior Planner

Submitted by:

Thomas G. Merrell, AICP
Planning Director

Reviewed by:

//s// Serita Young
Serita Young
Deputy City Attorney

ATTACHMENTS:

1. Resolution No. 2020-04-22-01
    a. Exhibit A. "Initial Study Checklist / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program"
    b. Exhibit B. Recommended Conditions of Approval
2. Existing Off-Sale Licenses in Census Tract 404.03
3. Number of Authorized Licenses by Census Tracts
4. Public Notice Radius map
5. Colored Phasing Plan (dated: 4-16-20)
6. Architectural Set of Plans (dated: 4-10-20)

ATTACHMENT NO. 1

Planning Commission Resolution No. 2020-04-22-01

RESOLUTION NO. 2020-04-22-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING CONDITIONAL USE PERMIT NO. 19003 AND SITE DEVELOPMENT PERMIT NO. 20010 TO PERMIT THE CONSTRUCTION OF A 90,262 SQUARE-FOOT COMMERCIAL CENTER ON APPROXIMATELY 15.9 ACRES OF REAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF VAN BUREN BOULEVARD AND RUTILE STREET (APNS: 167-330-006, -010, -015; AND 167-110-039) IN THE SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONE

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

Section 1. **Project**. Control Management, Inc. (the "Applicant") has applied for Conditional Use Permit No. 19003 and Site Development Permit No. 20010 (Master Application No. 19041 or MA No. 19041) to permit the phased construction of a 90,262 square-foot commercial center ("Van Buren Marketplace"), including a proposed gasoline service station with concurrent sale of beer and wine for off-site consumption, a proposed convenience store, including the sale of motor vehicle fuel, and a proposed car wash, on approximately 15.9 acres of real property located at the southwest corner of Van Buren Boulevard and Rutile Street (APNs: 167-330-006, -010, -015; and 167-110-039) in the Scenic Highway Commercial (C-P-S) Zone and designated Commercial Retail (CR) with an Equestrian Lifestyle Protection (ELO) General Plan overlay (the "Project").

Section 2. **Conditional Use Permit**.

(a) The Applicant is seeking approval of Conditional Use Permit No. 19003 to permit the construction of a proposed gasoline service station, with concurrent sale of beer and wine for off-site consumption, a proposed convenience store, including the sale of motor vehicle fuel, and a proposed car wash, on approximately 15.9 acres of real property located at the southwest corner of Van Buren Boulevard and Rutile Street (APNs: 167-330-006, -010, -015; and 167-110-039) in the Scenic Highway Commercial (C-P-S) Zone.

(b) Sections 9.125.010.B.(4), 9.125.010.B.(21), and 9.125.010.B.(22) of the Jurupa Valley Municipal Code provide that (1) car washes, (2) gasoline service stations, with concurrent sale of beer and wine for off-premises consumption, and (3) convenience stores, including the sale of motor vehicle fuel may be located in the C-P-S Zone provided a conditional use permit has been granted pursuant to Section 9.240.280 of the Jurupa Valley Municipal Code.

(c) Section 9.240.490.B.(1) of the Jurupa Valley Municipal Code provides that the sale of alcoholic beverages for off-premises consumption shall be allowed in the C-P-

S Zone provided a conditional use permit has been approved pursuant to Section 9.240.280 of the Jurupa Valley Municipal Code.

(d) Section 9.240.280.(3) of the Jurupa Valley Municipal Code provides that a public hearing shall be held on the application for a conditional use permit in accordance with the provisions of Section 9.240.250, all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing, and the hearing body in Section 9.240.250 shall be defined as the Planning Commission of the City of Jurupa Valley.

(e) Section 9.240.250(5) of the Jurupa Valley Municipal Code provides that the hearing body shall hear relevant testimony from interested persons and make its decision within a reasonable time after the close of the public hearing. Notice of the decision shall be filed by the Planning Director with the City Clerk, together with a report of the proceedings, not more than ten (10) days after the decision. A copy of the notice of decision shall be mailed to the applicant and to any person who has made a written request for a copy of the decision. If the hearing body is unable to make a decision, that fact shall be filed with the City Clerk in the same manner for reporting decisions and shall be considered as a notice of denial of the application by the hearing body.

(f) Section 9.240.280.(4) of the Jurupa Valley Municipal Code provides that a conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety, or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety, or general welfare of the community.

(g) Section 9.240.250(6) of the Jurupa Valley Municipal Code provides that for any decision where the hearing body is the Planning Commission and it has rendered a final decision rather than a recommendation to the City Council, an appeal of that decision shall be filed and processed pursuant to the provisions of Section 9.05.100 and subject to the provisions of Section 9.05.110.

(h) Section 9.05.100.A. of the Jurupa Valley Municipal Code provides that for any quasi-judicial decision of the Planning Commission in which it has rendered a final decision, rather than a recommendation to the City Council, that decision shall be considered final unless a written appeal, with the required appeal fee, is filed with the City Clerk within ten (10) calendar days after the date of the decision and the appeal shall be processed and resolved in accordance with the provisions of this section. In the event the tenth day falls on a Saturday, Sunday or city holiday, the appeal and the applicable appeal fee shall be filed with the City Clerk on or before the close of business on the next city business day thereafter. The written appeal and appeal fee shall be filed on or before the close of business on the last day of the appeal period.

(i) Section 9.05.100.B. of the Jurupa Valley Municipal Code provides that an appeal may be filed by the applicant for a land use entitlement, the owner of the property subject to the application, a person who presented oral or written comments to the Planning Commission, or any other interested person. An appeal may be filed by an individual Council Member or by the City Council, provided, however, that any such appeal shall be solely on the basis that the issues related to the application are important to the city and should be decided by

the entire City Council, and, provided further, that an appeal by an individual Council Member or the Council shall not mean, nor shall it be construed to mean, that the individual Council Member or the City Council is expressing a view in favor of or in opposition to the application. Except for appeals by an individual Council Member or the City Council, the appeal shall be accompanied by the appeal fee set forth in Chapter 3.65 or resolution of the City Council. Any appeal filed by an individual Council Member or by a majority vote of the Council does not require the payment of a fee. The Director of Planning shall prepare appeal forms for these appeals.

(j) Section 9.05.100.C. of the Jurupa Valley Municipal Code provides that upon the filing of an appeal, the decision of the Planning Commission appealed from shall be suspended until such time as the appeal is decided by the City Council or is otherwise resolved as provided in Section 9.05.100 of the Jurupa Valley Municipal Code.

Section 3. **Site Development Permit**.

(a) The Applicant is seeking approval of Site Development Permit No. 20010 to develop approximately 15.9 acres of real property located at the southwest corner of Van Buren Boulevard and Rutile Street (APNs: 167-330-006, -010, -015; and 167-110-039) with a 90,262 square foot commercial center.

(b) Section 9.125.010.A of the Jurupa Valley Municipal Code provides that several different types of commercial retail uses, including restaurants and other eating establishments (§ 9.125.010.A.(73)), are permitted in the C-P-S Zone provided a site development permit has been approved pursuant to Section 9.240.330 of the Jurupa Valley Municipal Code.

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

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

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

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

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

(a) The application for MA No. 19041 was processed including, but not limited to, a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On April 22, 2020, the Planning Commission of the City of Jurupa Valley held a public hearing on MA No. 19041, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony, the Planning Commission closed the public hearing.

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

Section 5. **California Environmental Quality Act Findings for Adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program**. The Planning Commission 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 an 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 March 28, 2020 and expired on April 26, 2020. Copies of the documents have been available for public review and inspection at City Hall, 8930 Limonite Avenue, Jurupa Valley, California 92509. The City did not receive any comments during the public review period.

(c) The Planning Commission 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 Planning Commission.

(d) Based on the findings set forth in this Resolution, the Planning Commission 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 6. **Findings for Approval of Conditional Use Permit**.

1. The Planning Commission of the City of Jurupa Valley does hereby find, determine, and declare that the proposed Conditional Use Permit No. 19003 should be granted because the proposed gasoline service station, with concurrent sale of beer and wine for off-site consumption, proposed convenience store, including the sale of motor vehicle fuel and proposed sale of alcoholic beverages for off-premises consumption:

(a) Will not be detrimental to the health, safety, or general welfare of the community:

1) In that the area devoted to the sale of alcoholic beverages for off-premises consumption would only be 5.6% of the retail floor area of the proposed convenience store;

2) In that the proposed gasoline service station, with concurrent sale of beer and wine for off-site consumption, and proposed convenience store, including the sale of motor vehicle fuel, are consistent with other similar fueling stations with convenience stores offering the sale of alcoholic beverages for off-site consumption;

3) In that the proposed sale of alcoholic beverages for off-premises consumption will be conducted as an ancillary use to the primary sale of prepackaged cold and hot foods, sundry items, non-alcoholic beverages, and fueling for vehicles;

4) With the imposition of the Conditions of Approval recommended by City staff, based on the Riverside County Sheriff's Department's comments on the Project, and the conditions imposed on the Project by the California Department of Alcoholic Beverage Control.

(b) Will not adversely affect any residential neighborhood or property in regards to aesthetics, solar access, privacy, noise, fumes, odors or lights in that the Project site will be developed, and has been conditioned, to ensure adequate dense landscaping, masonry walls, increased setbacks, restricted delivery hours and other mitigations, such as shielded lighting, to reduce impacts to adjacent land uses.

(c) Will not impact traffic on local or collector streets in that the proposed mitigation measures within the MMRP require public improvements along both Van Buren Boulevard and Rutile Street, which will serve to update the Project site and help improve traffic circulation per the 2017 Jurupa Valley General Plan standards.

(d) Is adequately buffered from sensitive uses in the vicinity that may include, but not be limited to, churches, child care facilities, schools, parks and recreation facilities in that the gasoline service station, with concurrent sale of beer and wine for off-site consumption, and convenience store, including the sale of motor vehicle fuel, are located as far away from any

sensitive residential land uses as possible to reduce any potential impacts to neighboring residential land uses.

(e) Does not pose a hazard or potential to subject other properties in the vicinity to potential blight or crime in that the gasoline service station, with concurrent sale of beer and wine for off-site consumption, and convenience store, including the sale of motor vehicle fuel, are located as far away from any sensitive residential land uses as possible to reduce any potential impacts to neighboring residential land uses. The Project also includes a solid eight (8) foot high masonry wall and dense landscaping along the southern property line to buffer the residential land uses. Along the western property line, a proposed six (6) foot high solid wall with landscaped setback are up to the proposed driveway along Rutile Street, after which the Project includes a six (6) foot high wrought iron fence with dense landscaped setback area. Additionally, the MMRP provides mitigation measures to reduce potential impacts such as, but not limited to, noise, air pollution, and traffic, to levels of less than significant.

2. The Planning Commission of the City of Jurupa Valley does hereby find, determine, and declare that the proposed Conditional Use Permit No. 19003 should be granted because the proposed car wash:

(a) Will not be detrimental to the health, safety, or general welfare of the community:

1) In that the proposed car wash is consistent with other similar car washes within the vicinity;

(b) The proposed car wash will not adversely affect any residential neighborhood or property in regards to aesthetics, solar access, privacy, noise, fumes, odors or lights in that the Project site will be developed, and has been conditioned, to ensure adequate dense landscaping, masonry walls, increased setbacks, restricted delivery hours and other mitigations, such as shielded lighting, to reduce impacts to adjacent land uses.

(c) Will not impact traffic on local or collector streets in that the proposed mitigation measures within the MMRP require public improvements along both Van Buren Boulevard and Rutile Street, which will serve to update the Project site and help improve traffic circulation per the 2017 Jurupa Valley General Plan standards.

(d) Is adequately buffered from sensitive uses in the vicinity that may include, but not be limited to, churches, child care facilities, schools, parks and recreation facilities in that the car wash is located as far away from any sensitive residential land uses as possible to reduce any potential impacts to neighboring residential land uses.

(e) Does not pose a hazard or potential to subject other properties in the vicinity to potential blight or crime in that the car wash is located as far away from any sensitive residential land uses as possible to reduce any potential impacts to neighboring residential land uses. The Project also includes a solid eight (8) foot high masonry wall and dense landscaping along the southern property line to buffer the residential land uses. Along the western property line, a proposed six (6) foot high solid wall with landscaped setback are up to the proposed driveway along Rutile Street, after which the Project includes a six (6) foot high wrought iron

fence with dense landscaped setback area. Additionally, the MMRP provides mitigation measures to reduce potential impacts such as, but not limited to, noise, air pollution, and traffic, to levels of less than significant.

Section 7. **Findings for Approval of Site Development Permit**. The Planning Commission of the City of Jurupa Valley does hereby find, determine, and declare that the proposed Site Development Permit No. 20010 should be approved because:

(a) The proposed use will conform to all the requirements of the 2017 Jurupa Valley General Plan in that it is consistent with the land use designation of Commercial Retail (CR).

(b) The proposed use will conform to all applicable requirements of State law pertaining to the commercial development, including car wash, gas station and convenience store with off-site of alcoholic beverage sales. .

(c) The proposed use will conform to all applicable requirements of the ordinances of the City of Jurupa Valley in that it is in compliance with Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code.

(d) The proposed overall development of the land is designed for the protection of the public health, safety and general welfare in that the design orients the Project's structures as far away as possible from adjacent residential uses, and incorporates adequate landscaped buffer setbacks and eight (8) foot high masonry walls so that there are minimal impacts to the adjacent residential land uses.

(e) The proposed overall development of the land is designed to conform to the logical development of the land in that it is in compliance with Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code, including, but not limited to the development standards applicable to the Scenic Highway Commercial (C-P-S) Zone, and also conforms to the Commercial Retail (CR) General Plan land use designation.

(f) The proposed overall development of the land is designed to be compatible with the present and future logical development of the surrounding property in that it will provide necessary services and retail within the community and enhance the community with its attractive architecture, dense landscaping, new trees, equestrian trail, and decorative perimeter walls.

(g) The proposed site development plans consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion in that the construction of public improvements has been conditioned on the proposed Project in the form of new landscaped parkway, new street lighting, curb and gutter, and new sidewalk and pedestrian walkways connecting to the Project site, and a new sidewalk along the subject property's entire frontage on Van Buren Boulevard will enable pedestrians to safely access the shopping center.

(h) The proposed site development plans take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures

as a part thereof, in that the site will be graded and will drain per City Engineering Department Conditions of Approval.

(i) The proposed site development plan, in addition to all other requirements, is subject to a Condition of Approval which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Title 7 of the Jurupa Valley Municipal Code in such a manner that each building is located on a separate legally divided parcel.

Section 8. **Approval of Master Application No. 19041 with Conditions**. Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby approves Conditional Use Permit No. 19003 and Site Development Permit No. 20010 (Master Application No. 19041 or MA No. 19041) to permit the construction of a 90,262 square-foot commercial center ("Van Buren Marketplace"), including a gasoline service station with concurrent sale of beer and wine for off-site consumption, a proposed convenience store, including the sale of motor vehicle fuel, and car wash, on approximately 15.9 acres of real property located at the southeast corner of Van Buren Boulevard and Rutile Street (APNs: 167-330-006, -010, -015; and 167-110-039) in the Scenic Highway Commercial (C-P-S) Zone and designated Commercial Retail (CR) with an Equestrian Lifestyle Protection (ELO) General Plan overlay, all subject to the recommended conditions of approval attached hereto as Exhibit "B".

Section 9. **Certification**. The Planning Director shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Jurupa Valley on this 22nd day of April, 2020.

_____

Arleen Pruitt
Chair of Jurupa Valley Planning Commission

ATTEST:

_____

Thomas G. Merrell, AICP
Planning Director/Secretary to the Planning Commission

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF JURUPA VALLEY)

I, Thomas G. Merrell, Planning Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2020-04-22-01 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 22nd day of April, 2020, by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

_____

THOMAS G. MERRELL
PLANNING DIRECTOR

EXHIBIT A OF ATTACHMENT NO. 1

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

Initial Study/Mitigated Negative Declaration
Van Buren Marketplace

City of Jurupa Valley Master Application 19041

Conditional Use Permit No. 19003
Site Development Permit No. 20010

City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509
Contact: Rocio Lopez, Senior Planner
(951) 332-6464
rlopez@jurupavalley.org

Applicant:

Control Management Inc.
P.O. Box 7398
La Verne, CA 91750

March 23, 2020

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MASTER APPLICATION 19041 SUMMARY

Project Description: Commercial shopping center with an anchor market, sit-down restaurant, two (2) drive-thru restaurants, gas station with convenience store and a drive-thru car wash on a 16.2 acre site.

Project Location: Southeast corner of Van Buren Boulevard and Rutile Street. The Project site is also identified by the following Assessor Parcel Numbers: APNs: 167-330-006,010,015 and 167-110-039.

FINDINGS AND CONCLUSIONS

The Project would result in **no impacts or less than significant** impacts with implementation of Plans, Policies, Programs, or Project Design Features to the environment under the following issue areas:

- Aesthetics
- Air Quality
- Agriculture and Forestry Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Transportation
- Wildfire

The Project would result in **potentially significant impacts** to the following issue areas, but the Project **will incorporate mitigation measures** that would avoid or mitigate effects to a point where clearly no significant environmental impacts on the environment would occur:

- Biological Resources
- Cultural Resources
- Geology and Soils (Paleontological Resources)
- Greenhouse Gas Emissions
- Noise
- Tribal Cultural Resources
- Utilities and Service Systems

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).

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 an 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

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

Following the 20-day public review period, the City of Jurupa Valley Planning Department will review any comment letters received during the public review period 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 decision making body for the Project (e.g. Planning Director, Planning Commission, or City Council).

At the conclusion of the public hearing process, the decision making body will take action to approve, conditionally approve, or deny the proposed Project. If approved, the decision making body 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.

2.0 PROJECT BACKGROUND

2.1 Project Location

The City of Jurupa Valley covers approximately 43.5 square miles within the County of Riverside. The City is bordered by the City of Fontana and County of San Bernardino to the north, City of Norco and the City of Riverside 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 southeast corner of Van Buren Boulevard and Rutile Street. The Project site is also identified by the following Assessor Parcel Numbers: APNs: 167-330-006,010,015 and 167-110-039.

2.2 Project Description

The Project Applicant, Control Management Inc., submitted the following applications to the City of Jurupa Valley, which comprise the proposed Project: Conditional Use Permit (CUP) 19003 and Site Development Permit No. 20010. The City of Jurupa Valley also refers to this application as Master Application (MA) No. 19041. 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.

The Project proposes a commercial shopping center with an anchor market, sit-down restaurant, two (2) drive-thru restaurants, gas station with convenience store and a drive-thru car wash on a 16.2 acre site. The building square footage is as follows:

<u>Phase 1</u>

- 3,456 sq. ft. gas station canopy with 12 fueling pumps.
- 2,976 sq. ft. convenience store.
- 5,043 sq. ft. freestanding drive-thru car wash.
- 38,000 sq. ft. major anchor building. (Building 4).
- 7,650 sq. ft. restaurant (Building 5).

All off-site improvements to Van Buren Boulevard and Rutile Street will be constructed in Phase 1.

<u>Phase 2</u>

- 3,452 sq. ft. drive-thru restaurant (Building 1)
- 2,766 sq. ft. retail building with drive-thru component and 1,400 sq.ft. retail component. (Building 2)
- 13,590 sq. ft. combined retail area adjacent to the major anchor building (Buildings, 3, 6, and 7)
- 11,929 sq. ft. detached retail building (Building 8)

Total building square footage is 90,262 sq. ft.

Site Improvements

The primary site improvements are described as follows:

Street Improvements and Access

Van Buren Boulevard and Rutile Street are both fully improved roadways that currently meet City standards. In addition, the Project is proposing to construct one (1) new driveway approach each on both Van Buren Boulevard and Rutile Street.

Water and Wastewater Improvements

Water: The Project will connect to the existing 10-inch diameter water main in Rutile Street.

Sewer: The Project will connect to the existing 8-inch diameter sewer main at the intersection of Rutile Street and Woodbridge Lane.

Drainage Improvements

Currently the site drains from northwest to southeast at Van Buren Blvd. as overland flow. The site is bounded on 3 sides, 2 sides by streets on the west and northeast and the 3rd side the south by existing homes. Both of the streets will be improved as part of this project. On the south are existing homes will have a new wall constructed and a shallow landscaping / retention area to help desilt and clarify the water before it will be picked up by catch basins and conveyed to the underground detention basin. The area is designed for only 6" depth of water to allow for water to settle. At 6" in depth the water will flow into the catch basins. If the basins were to plug up, the water will get to a depth of 1' before the water will overflow to the next basin and so on till it will eventually flow to the above ground detention basin in the southeast corner of the site. All of these basins are below the adjacent grade to the south to keep the water from flowing to the south and from the site. The wall along the south property line will keep the water from leaving the site and flowing to the south.

Operational Characteristics

The Project would be operated as a commercial shopping center. As such, typical operational characteristics include employees and customers traveling to and from the site, delivery of merchandise and supplies to the site, and maintenance activities.

2.3 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 was commenced. Thus the environmental setting for the Project is the approximate date that the Project's Initial Study Checklist commenced in March, 2019.

The 16.2-acre site is triangular in shape and is located at the southeast corner of Van Buren Boulevard and Rutile Street. The Site is located adjacent to residential developments to the south and west, Rutile Street followed by commercial development to the east, and Van Buren Boulevard followed by industrial development to the north. The site is bound by Van Buren Boulevard on its northern boundary, Rutile Street on its western boundary, and residential developments on its southern boundary.

The Project site primarily consists of vacant, undeveloped land that has been subject to a variety of anthropogenic disturbances that was historically used for agricultural land uses. Due to existing land uses, no native plant communities or natural communities of special concern were observed on or adjacent to the project site. The Project site no longer is used for agricultural activities but has been subject to on-going weed abatement activities and disturbance associated with surrounding development and equestrian use (e.g., horse rings, trails).

The vegetation on-site can be characterized as a heavily disturbed land cover type that is sparsely vegetated with a variety of non-native and early successional weedy plant species. Early successional and non-native weedy plant species compose a majority of the project site as a result of the on-going disking/weed abatement activities. Plant species observed on-site include Russian thistle (*Salsola tragus*), puncture vine (*Tribulus terrestris*), sow thistle (*Sonchus oleraceus*), London rocket (*Sisymbrium irio*), ragweed (*Ambrosia psilostachya*), wild oat (*Avena sp.*), goldenbush (*Isocoma menziesii*), cheeseweed (*Malva parviflora*), pigweed (*Chenopodium album*), ripgut (*Bromus diandrus*), red brome (*Bromus madritensis ssp. rubens*), lambs quarters (*Chenopodium album*), and silverleaf nighshade (*Solanum elaeagnofolium*).

Existing and surrounding land uses are shown in Table 1 and General Plan/Zoning designations are shown in Table 2

Table 1. Existing and Surrounding Land Uses

Location	Existing Use
Site	Vacant land
North	Van Buren Blvd. followed by industrial development further to the north
South	Single-family residential development
East	Single-family residential development
West	Rutile Street followed by commercial and residential development further to the west
Source: Field Inspection, March, 2019	

2.4 Existing General Plan Land Use and Zoning Designations

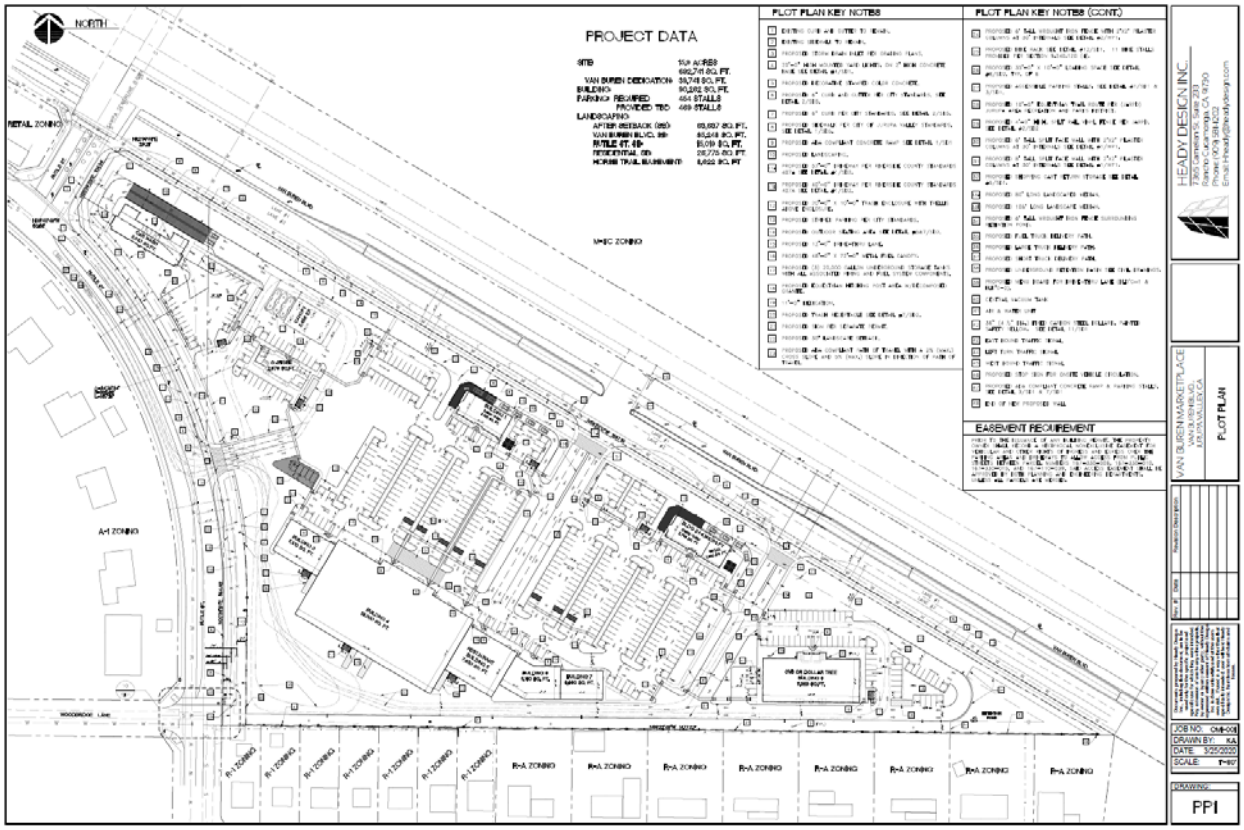
The Project site's General Plan land use designation is CR (Commercial Retail). The Project's zoning classification is C-P-S (Scenic Highway Commercial). A summary of the existing General Plan land use designations and zoning classifications for the Project site and surrounding properties is provided in Table 2.

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

Location	General Plan Designation	Zoning Classification
Site	CR (Commercial Retail)	C-P-S (Scenic Highway Commercial)
North	BP (Business Park)	M-SC Manufacturing-Service Commercial
South	LDR (Country Neighborhood)	R-1 One Family Dwellings R-A Residential Agricultural
East	BP (Business Park) LDR (Country Neighborhood)	M-SC Manufacturing-Service Commercial R-A Residential Agricultural
West	CR Commercial Retail) LDR (Country Neighborhood)	A-1 Light Agriculture
Source: City of Jurupa Valley-General Plan Land Use Map May, 2018		

Exhibit 1: Project Location Map/Aerial Photo

Exhibit 2: Illustrative Site Plan



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 twenty-one (21) 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 provides a manner to analyze the impacts of the Project on each factor in order to determine the severity of the impact and determine if mitigation measures can be implemented to reduce the impact to less than significant without having to prepare an Environmental Impact Report.

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

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

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

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

- **Plans, Policies, Programs (PPP)** – These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduce environmental impacts.

- **Project Design Features (PDF*)*** – These measures include features proposed by the Project that are already incorporated into the Project's design and are specifically intended to reduce or avoid impacts (e.g., water quality treatment basins).

- **Mitigation Measures (MM)** – These measures include requirements that are imposed where the impact analysis determines that implementation of the proposed Project would result in significant impacts. Mitigation measures are proposed to reduce impacts to less than significant levels in accordance with the requirements of *CEQA*.

Plans, Policies, or Programs (PPP*)* and the Project Design Features (PDF) were assumed and accounted for in the assessment of impacts for each issue area 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 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
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ 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	☒ Tribal Cultural Resources
☒ Utilities and Service Systems	☐ Wildfire	☒ 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.	X
I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposal MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed Project could have a significant effect on tyhe environment, because all potgentially significnat effect (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures are are imposed upon the proposed Project, nothing further is required.	

Thomas G. Merrell

Signature

Thomas G. Merrell, AICP, Planning Director

Printed Name/Title

City of Jurupa Valley

Agency

March 23, 2020

Date

Appendices (Under Separate Cover or on Compact Disk)

A. Air Quality and Greenhouse Gas Impact Study, MD Acoustics, LLC, October 23, 2019.

B. Biological Resources Assessment and MSHCP Consistency Analysis, Jericho Systems, Inc., December 2018

C. Archaeological and Paleontological Assessment Report, Chambers Group, Inc., December 5, 2018

D. CEQA Energy Review**,** MD Acoustics, LLC, December 5, 2019

E. Updated Report of Soils and Foundation Evaluations, Soils Southwest Inc., December 10, 2019

F. Report of Water Infiltration Rate, Soils Southwest Inc., July 23, 2018.

G. Preliminary Hydrology Study, Marshall Engineering Group, February 27, 2020

H. Water Quality Management Plan, Marshall Engineering, January 13, 2019.

I. Phase I Environmental Site Assessment, efi global, August 5, 2018

J. Noise Impact Study, MD Acoustics, LLC, February 12, 2019.

K. Traffic Impact Analysis, TJW Engineering, Inc., March 19, 2020

L. Water and Sewer Availability Letter, Jurupa Community Services District, September 12, 2019.

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. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			■	
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

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 9.53.C, buildings shall not exceed fifty (50) feet unless a height up to seventy-five (75) feet is approved pursuant to Section 9.240.370.

PPP 3.1-2 As required by the General Plan Land Use Element Table 2.4, the Floor Area Ratio (FAR) shall not exceed 0.35.

Project Design Features (PDF)

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

Impact Analysis

The 16.2-acre site is triangular in shape and is located at the southeast corner of Van Buren Boulevard and Rutile Street. The site is located adjacent to residential developments to the south and west, commercial development to the east, and Van Buren Boulevard and industrial developments to the north. The Project site primarily consists of vacant, undeveloped land that has been subject to a variety of anthropogenic disturbances. 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. Given the existing site conditions, the Project site does not meet the criteria for a scenic vista.

A scenic vista in the Project vicinity are the Jurupa Mountains located approximately 1.5 miles northeast of the Project site. The public view vantage points for the Jurupa Mountains from the Project site are from Rutile Street traveling northbound.

Both building height and floor area ratio (which is the measurement of the amount of non-residential building floor area divided by site area, in square feet) serves to limit the lot coverage and the height of buildings on the Project site, which in turn allows view corridors to scenic resources.

As required by PPP 3.1-1, any buildings proposed on the Project site are restricted to 50 feet in height and in no case higher than 75 feet unless a zoning variance is approved. As proposed, the highest proposed building height is 35-feet. As such, the Project will not exceed the maximum height allowed. As required by PPP 3.1-2, maximum floor area ratio allowed is 0.35. The proposed Project has a floor area ratio of 11.5. As such, the Project will not exceed the maximum floor area ratio allowed

Based on the analysis above, development of the Project will not block or completely obstruct views from surrounding public vantage points to the Jurupa Mountains visible in the horizon under existing conditions. Impacts to scenic vista are 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.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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. As such, there is no impact. In addition, according to General Plan *Figure 4-23: Jurupa Valley Scenic Corridors and Roadways,* the Project site is not located within or adjacent to a scenic corridor or roadway.

3.1 (c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Determination: Less Than Significant Impact.
Sources: Project Application Materials, General Plan, Municipal Code...

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

According to the Census 2010 Urbanized Area Outline Maps, the Project site is located in the Riverside-San Bernardino, CA Urbanized Area. As such, the Project is subject to applicable General Plan and zoning regulations governing scenic quality. General Plan Policy COS-9.3 requires that urban development implement the aesthetic principles for design context, utilities and signs, streetscapes and major roadways and General Plan Policy COS 9 requires the consideration of the effects of new development, streets and road construction, grading and earthwork, and utilities on views and visual quality. In addition, the Project is subject to the development standards required by Municipal Code Section 9.4 for the C-P-S zone and the City's design standards. Through the Site Development Permit (SDP) review process, the Project has been determined to be in compliance with these mandatory General Plan and Municipal Code requirements.

Based on the analysis above, the Project will not degrade the existing visual character or quality of public views of the site and its surroundings and impacts are 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.

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 3.1-3 All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106 or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.

Project Design Features (PDF)

PDF 3.1-1 As required by the building elevations submitted as part of the application materials for MA 19041, the primary exterior of the proposed buildings will consist of stucco exterior with batten boards, decorative stone, and tempered glass with glazing.

Impact Analysis

The Project would increase the amount of light in the area above what is being generated by the vacant site by directly adding new sources of illumination including security and decorative lighting for the proposed buildings. With implementation of PPP 3.1-3 and PDF 3.1-1, impacts relating to light and glare are 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**
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				■
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				■
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				■
d. Result in the loss of forest land or conversion of forest land to non-forest use?				■
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				■

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

Determination: No Impact
Sources: California Department of Conservation "Farmland Mapping and Monitoring Program.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site 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. The Project site is classified as "Urban Built-Up Land" by the State Department of Conservation Farmland Mapping and Monitoring Program. As such, the Project 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.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Agricultural Zoning

The Project site is zoned C-P-S (Scenic Highway Commercial) which allows a variety of commercial uses. The C-P-S Zone is not considered a primary agricultural zone. As such, the Project would not conflict with existing zoning for agricultural use.

Williamson Act

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 website, 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.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is zoned C-P-S (Scenic Highway Commercial). 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.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site 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.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Farmland Mapping and Monitoring Program classifies the Project site as "Urban Built-Up Lands." There is no land being used primarily for agricultural purposes in the vicinity of the site.

The 16.2-acre site is triangular in shape and is located at the southeast corner of Van Buren Boulevard and Rutile Street. The site is bound by Van Buren Boulevard on its northern boundary, Rutile Street on its western boundary, and residential developments on its southern boundary. The Project site primarily consists of vacant, undeveloped land that has been subject to a variety of anthropogenic disturbances. In addition, the Project site is planned for commercial 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

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

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

Determination: Less Than Significant Impact.
Source: Air Quality and Greenhouse Gas Impact Study (Appendix A).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Federal Air Quality Standards

Under the Federal Clean Air Act, the Federal Environmental Protection Agency establishes health-based air quality standards that California must achieve. These are called "national (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 (PM_{10})
- Fine Particulate Matter ($PM_{2.5}$)
- Carbon Monoxide (CO)
- Nitrogen Dioxide (NOx)
- Sulphur Dioxide (SO_2), and
- Lead.

State Air Quality Standards

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

- Ozone (1-hour standard)
- Ozone (8-hour standard)
- Respirable Particulate Matter (PM_{10})
- Fine Particulate Matter ($PM_{2.5}$)
- Carbon Monoxide (CO)
- Nitrogen Dioxide (NOx)
- Sulphur Dioxide (SO_2), and
- Lead

Regional Air Quality Standards

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

Attainment Designation

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

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

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

Criteria Pollutant	State Designation	Federal Designation
Ozone – 1 hour standard	Nonattainment	No Standard
Ozone – 8 hour standard	Nonattainment	Nonattainment
Respirable Particulate Matter (PM_{10})	Nonattainment	Attainment
Fine Particulate Matter ($PM_{2.5}$)	Nonattainment	Nonattainment
Carbon Monoxide (CO)	Attainment	Attainment

Criteria Pollutant	State Designation	Federal Designation
Nitrogen Dioxide (N0x)	Attainment	Attainment
Sulfur Dioxide (SO_2)	Attainment	Attainment
Lead	Attainment	Attainment
Source: California Air Resources Board, 2015		

Air Quality Management Plan

The South Coast Air Quality Management District is required to produce air quality management plans directing how the South Coast Air Basin's air quality will be brought into attainment with the national and state ambient air quality standards. The most recent air quality management plan is *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 described above.

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 air emissions from construction or operation would not exceed regional or localized significance thresholds for any criteria pollutant. 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 site is CR (Commercial Retail). 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 site was planned for commercial development

at the time the *2016 Air Quality Management Plan* adopted. Therefore, the Project will not exceed the growth forecast estimates used in the *2016 Air Quality Management Plan.*

For the reasons stated above, the Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, delay the timely attainment of air quality standards or the interim emissions reductions specified in the *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 and Greenhouse Gas Impact Study (Appendix A).

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.

PPP 3.3-2 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, *"Architectural Coatings*" Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings.

PPP 3.3-3 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"* Adherence to Rule 1186 reduces the release of criteria pollutant emissions into the atmosphere during construction.

Project Design Features (PDF*)*

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

Impact Analysis

As shown in Table 3 above, the South Coast Air Basin, in which the Project site 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

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.

Table 4. South Coast Air Quality Management District Air Quality Regional Significance Thresholds

Pollutant	Emissions (Construction) (pounds/day)	Emissions (Operational) (pounds/day)
NOx	100	55
VOC	75	55
PM_{10}	150	150
$PM_{2.5}$	55	55
SOx	150	150
CO	550	550
Source: South Coast Air Quality Management District CEQA Air Quality Significance Thresholds (2009)		

Both construction and operational emissions for the Project were estimated by using the California Emissions Estimator Model (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

It was assumed that during construction activities that heavy construction equipment would be operating at the Project site for eight hours per day, five days per week. It is mandatory for all construction activities to comply with several South Coast Air Quality Management District Rules, including Rule 403 for controlling fugitive dust, PM_{10}, and $PM_{2.5}$ emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12 inches,

and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling.

Implementation of South Coast Air Quality Management District Rule 1113 governing the content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling. Implementation of South Coast Air Quality Management District Rule 1186 to reduce the amount of particulate matter entrained in the ambient air as a result of vehicular travel on paved and unpaved public roads was also accounted for in the construction emissions modeling. These South Coast Air Quality Management District Rule Rules are included as PPP 3.3-1 through PPP 3.3-3.

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). The estimated maximum daily construction emissions are summarized in Table 5 below. Emissions resulting from the Project construction would not exceed numerical thresholds established by the SCAQMD and therefore no mitigation is required.

Table 5. Maximum Daily Peak Construction Emissions (lbs/day)

Source	ROG (VOC)	NO_X	CO	SO_x	PM^{10}	$PM^{2.5}$
Maximum Daily Emissions	59.90	51.19	52.55	0.12	6.99	3.40
Threshold	**75**	**100**	**550**	**150**	**150**	**55**
Significant?	**No**	**No**	**No**	**No**	**No**	**No**
Source: Air Quality and Greenhouse Gas Impact Study (Appendix A).						

Based on the analysis above, regional air quality impacts for construction would be less than significant and no mitigation measures are required.

Long-Term Regional Operation Related Impacts

Long-term criteria air pollutant emissions will result from the operation of the commercial facility portion of the Project site. 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 commercial facility portion of the Project site. Area source emissions are the combination of many small emission sources that include use of outdoor landscape maintenance equipment, use of consumer products such as cleaning products, and periodic repainting of the proposed commercial facility. Energy demand emissions result from use of electricity and natural gas.

The results of the CalEEMod model for operation of the Project site are summarized in Table 6 below (Maximum Operational Daily Emissions). Based on the results of the model, operational emissions associated with operation the commercial facility portion of the Project site will not exceed the thresholds established by SCAQMD.

Table 6.Maximum Daily Peak Operational Daily Emissions (lbs/day)

Source	ROG (VOC)	NO_X	CO	SO_x	PM^{10}	$PM^{2.5}$
Operational Emissions	12.78	43.56	78.11	0.20	14.84	4.18
Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Significant?	**No**	**No**	**No**	**No**	**No**	**No**
Source: Air Quality and Greenhouse Gas Impact Study (Appendix A). *Note: Assumes compliance with mandatory SCAQMD rules*						

Based on the analysis above, regional air quality impacts for operations 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 (NO_X), carbon monoxide (CO), particulate matter less than 10 microns in aerodynamic diameter (PM_{10}) and particulate matter less than 2.5 microns in aerodynamic diameter ($PM_{2.5}$). Localized Significance Threshold's represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable national or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

Construction-Related Localized Emissions

Construction localized impacts were evaluated pursuant to the South Coast Air Quality Management District's *Final Localized Significance Thresholds Methodology* for the Project site. 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 building construction, grading, and paving of parking lots and drive aisles. Table 7 below (Construction Localized Significance Threshold Analysis) summarize on-site emissions as compared to the local screening thresholds established for Source Receptor Area (SRA) 23 (Metropolitan Riverside/Mira Loma) at 25 meters from the closest residential receptor located adjacent to the southern boundary of the Project site. Emissions resulting from construction would not exceed LST numerical thresholds established by the SCAQMD and no mitigation is required.

Table 7.
Construction Localized Significance Threshold Emissions (lbs/day)

Phase	NO_X	CO	PM^{10}	$PM^{2.5}$
Maximum Daily Emissions	36.83	33.65	13	2.02
Threshold	**270**	**1,577**	**13**	**8**
Significant?	**No**	**No**	**No**	**No**
Source: Air Quality and Greenhouse Gas Impact Analysis (Appendix A).				

Operational-Related Localized Emissions

On-site operational activities can result in localized increases in criteria pollutant levels that can cause air quality standards to be exceed even if standards are not exceeded on a regional level. On-site area and energy sources were evaluated. As shown in Table 8, emissions resulting from the Project would not exceed LST numerical thresholds established by the SCAQMD and no mitigation is required.

Table 8.
Operational Localized Significance Threshold Emissions (lbs/day).

Phase	NO_X	CO	PM^{10}	$PM^{2.5}$
Maximum Daily Emissions	5.37	8.72	1.56	0.50
Threshold	**270**	**1,577**	**4**	**2**
Potentially Substantial?	**No**	**No**	**No**	**No**
Source: Air Quality and Greenhouse Gas Impact 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.

3.3(c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Determination: Less Than Significant Impact.
Source: Air Quality and Greenhouse Gas Impact Analysis (Appendix A).

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 3.3-3 under Issue 3.3(b) above).

Project Design Features (PDF)

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

Impact Analysis

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 or operational 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.
Source: Air Quality and Greenhouse Gas Impact Analysis (Appendix A).

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 3.3-3 under Issue 3.3(b) above).

Project Design Features (PDF)

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

Impact Analysis

Sensitive receptors (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effects of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. The closest sensitive receptors in the vicinity of the Project site are the single-family residences adjacent to the southern and western boundaries of the Project site.

As shown on Table 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.

Fueling Stations

A cancer risk analysis was prepared using the *Emission Inventory and Risk Assessment Guidelines for Gasoline Service Stations* promulgated by the South Coast Air Quality Management District (SCAQMD). The purpose of the following analysis is to estimate cancer risks from retail gasoline dispensing facilities. The analysis is consistent with (1) SCAQMD's risk assessment procedures for Rule 1401 and (2) California Air Pollution Control Officer Association (CAPCOA) risk assessment guidance for gasoline service stations.

Emissions from gasoline transfer and dispensing mainly occur during loading, breathing, refueling, and spillage as described below:

- Loading – Emissions occur when a fuel tanker truck unloads gasoline to the storage tanks. The storage tank vapors, displaced during loading, are emitted through its vent pipe. A pressure/vacuum valve installed on the tank vent pipe significantly reduces these emissions.

- Breathing – Emissions occur through the storage tank vent pipe as a result of temperature and pressure changes in the tank vapor space.

- Refueling – Emissions occur during motor vehicle refueling when gasoline vapors escape through the vehicle/nozzle interface.

- Spillage – Emissions occur from evaporating gasoline that spills during vehicle refueling.

All retail service stations under SCAQMD jurisdiction have Phase I and II vapor recovery systems to control gasoline emissions. Phase I vapor recovery refers to the collection of gasoline vapors displaced from storage tanks when cargo tank trucks make gasoline deliveries. Phase II vapor recovery systems control the vapors displaced from the vehicle fuel tanks during refueling. In addition, all gasoline is stored underground with valves installed on the tank vent pipes to further control gasoline emissions.

The California Air Resources Board (CARB) and the California Air Pollution Control Officers Association (CAPCOA) recommend a 50-foot separation between gas stations and sensitive receptors; therefore, the approximately 275-foot separation from the single-family residential dwelling units to the west and approximately 610-foot separation from the southern property line to the fueling pumps is more than adequate.

The Emission *Inventory and Risk Assessment Guidelines for Gasoline Service Stations* show that the Maximum Individual Cancer Risk at residential receptors 25 meters (the tanks and pumps are located further away @ approximately 84 meters) from the fuel source would not exceed 4.141 in a million (per 1,000,000 gallons of through put); which is a reasonable assumption given the size of

the Project and number of pumps). The proposed project is estimated to have approximately 1.87 MM gallons of through put per year which equates to an approximate 1.72 in a million cancer risk, at a distance of approximately 75 meters. The risk is below SCAQMD's 10 in a million threshold.

Based on the preceding analysis, the facility has a Maximum Individual Cancer Risk of 1.72 per million which is less than the screening threshold of 10 per million. Therefore, the fueling station portion of the Project will not expose sensitive receptors to substantial pollutant concentrations.

3.3 (e) Create objectionable odors affecting a substantial number of people?

Determination: Less Than Significant Impact.
Source: CEQA Air Quality Handbook, Project Application Materials.

Plans, Policies, or Programs (PPP)

The following applies to the Project and would reduce impacts related to objectionable odors. These measures will be included in the Project's Mitigation Monitoring and Reporting Program:

PPP 3.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 "*Nuisance*." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.

Project Design Features (PDF)

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

Impact Analysis

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

Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. The proposed Project would also be required to comply with PPP 3.3-4 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 Game or U.S. Fish and Wildlife Service?		■		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				■
c. Have a substantial adverse effect on federally protected (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: No Impact.

Source: Biological Resources Assessment and MSHCP Consistency Analysis, Report (Appendix B).

Plans, Policies, or Programs (PPP)

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

Impact Analysis

Existing Conditions

The Project site primarily consists of vacant, undeveloped land that has been subject to a variety of anthropogenic disturbances that was historically used for agricultural land uses. Due to existing land uses, no native plant communities or natural communities of special concern were observed on or adjacent to the Project site. The Project site no longer is used for agricultural activities but has been subject to on-going weed abatement activities and disturbance associated with surrounding development and equestrian use (e.g., horse rings, trails).

The vegetation on-site can be characterized as a heavily disturbed land cover type that is sparsely vegetated with a variety of non-native and early successional weedy plant species. Early successional and non-native weedy plant species compose a majority of the project site as a result of the on-going disking/weed abatement activities. Plant species observed on-site include Russian thistle (*Salsola tragus*), puncture vine (*Tribulus terrestris*), sow thistle (*Sonchus oleraceus*), London rocket (*Sisymbrium irio*), ragweed (*Ambrosia psilostachya*), wild oat (*Avena sp.*), goldenbush (*Isocoma menziesii*), cheeseweed (*Malva parviflora*), pigweed (*Chenopodium album*), ripgut (*Bromus diandrus*), red brome (*Bromus madritensis ssp. rubens*), lambs quarters (*Chenopodium album*), and silverleaf nighshade (*Solanum elaeagnofolium*).

Sensitive Species

Based on the proposed Project footprint and existing site conditions, none of the special-status plant or wildlife species known to occur in the general vicinity of the Project site are expected to be directly or indirectly impacted from implementation of the proposed Project except for the Burrowing Owl (BUOW).

<u>Burrowing Owl</u>

Per the literature review, the most recent documented BUOW occurrence is located approximately 2 miles southwest of the Project site near Limonite Avenue and the Santa Ana River. The closest documented BUOW occurrence is located approximately 0.7-mile northwest of the Project site.

Despite a systematic search of the Project site, no BUOWs or sign (pellets, feathers, castings, or white wash) were observed on the Project site during the habitat assessment. The majority of the Project site does not support suitable burrows of appropriate size (greater than 4 inches in diameter), aspect or shape. No BUOW individuals were observed. Although approximately four to six California ground squirrel burrows were observed in a small portion of the northwest corner of the Project site, the burrows were occupied by ground squirrels and no burrowing owls or sign (i.e., pellets, feathers, castings, or white wash) were observed at the burrows. Further, power poles adjacent to the site decrease the likelihood that burrowing owls will occur on the Project site as these features provide perching opportunities for larger raptor species (i.e., red-tailed hawk [*Buteo jamaicensis*]) that prey on burrowing owls. Based on this information, it was determined that burrowing owls are absent from the Project site and focused surveys are not recommended. However, because Burrowing Owls have been known to occupy disturbed sites, Mitigation Measure BIO-1 is required:

Mitigation Measure

MM-BIO-1: Pre-Construction Burrowing Owl Survey. Within 30 calendar days prior to the issuance of a grading permit, a qualified biologist shall conduct a survey of the proposed impact footprint and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Jurupa Valley Planning Department prior to the issuance of a grading permit and subject to the following provisions:

a. *In the event that the pre-construction survey identifies no burrowing owls in the impact area, a grading permit may be issued without restriction.*

b. *In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owl, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife relocation protocol. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow California Department of Fish and Wildlife relocation protocol. The biologist shall confirm in writing to the Planning Department that the species has fledged or been relocated prior to the issuance of a grading permit.*

With implementation of BIO-1 and PPP 3.4-1, impacts related to candidate, sensitive, or special status species are less than significant.

3.4(b)	***Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?***

Determination: No Impact.
Source: Biological Resources Assessment and MSHCP Consistency Analysis, Report (Appendix B).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

There are no natural drainage features or riparian vegetation on the Project site As such, there are no impacts.

3.4(c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Determination: No impact.
Source: Biological Resources Assessment and MSHCP Consistency Analysis, Report (Appendix B).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

There are no natural drainages on site. No aspect of the site presents any evidence of jurisdictional waters or wetlands. As such, there are no impacts.

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: Biological Resources Assessment and MSHCP Consistency Analysis, Report (Appendix B).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Wildlife Corridors

Wildlife movement includes seasonal migration along corridors, as well as daily movements for foraging. Migration corridors may include areas of unobstructed movement of deer, riparian corridors providing cover for migrating birds, routes between breeding waters and upland habitat for amphibians, and between roosting and feeding areas for birds. The Project site is surrounded by roads and existing development that already restrict wildlife movement in the project vicinity. The proposed Project would not substantially limit wildlife movement.

Nursery Sites

The Project site provides limited nesting habitat for year-round and seasonal avian residents, as well as migrating songbirds that could occur in the area. Although heavily disturbed, the Project site has the potential to provide nesting opportunities for avian species, in particular ground-nesting species such as killdeer (*Charadrius vociferus*) Most birds and their active nests are protected from "take" (meaning destruction, pursuit, possession, etc.) under the Migratory Bird Treaty Act and/or Sections 3503–3801 of California Fish and Game Code. Activities that cause destruction of active nests, or that cause nest abandonment and subsequent death of eggs or young, may constitute violations of one or both of these laws. Therefore, if vegetation is to be removed during the nesting season, a pre-construction nesting bird survey shall be conducted and avoidance measures taken to ensure that no take of birds or their nests will occur per Mitigation Measure BIO-2.

Mitigation Measure (MM)

MM-BIO-2- Nesting Bird Survey. Prior to the issuance of a grading permit, the City of Jurupa Valley Planning Department shall ensure vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through August 31), 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 active 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 as determined by a qualified biologist, shall be subject to review and approval by the Planning Department. 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 are 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, Report (Appendix B).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

No protected species of trees as defined by the General Plan are located on the Project site. As such, there are no impacts and no mitigation measures are required.

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, Report (Appendix B).

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.

Impact Analysis

The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP, a regional Habitat Conservation Plan was adopted on June 17, 2003. The intent of the MSHCP is to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. The MSHCP provides coverage (including take authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to sensitive species.

Based on the Biological Resources Assessment and MSHCP Consistency Analysis, Report (Appendix B):

1) The site is **not** mapped within any MSHCP Criteria Cell or subunit.

2) The site is **not** mapped within an area where additional surveys are required for any Amphibian, Mammal or other Criteria Area Species.

3) The project will **not** impact any Riparian/Riverine or Vernal Pool areas.

4) The site is **not** within or adjacent to any MSHCP Conservation Areas and therefore does not require mitigation measures pursuant Section 6.1.4 (pertaining to Urban/ Wildlands Interface) of the MSHCP, which presents guidelines to minimize indirect effects of Projects in proximity to the MSCHP Conservation Areas.

5) The site is mapped within a Burrowing Owl (BUOW) required habitat suitability assessment survey area. Therefore, to be thorough, a habitat suitability assessment for BUOW was conducted during site visit. The result of the assessment was that no BUOW habitat or BUOW sign was detected on site, and this species is currently considered absent from the Project area. However, because BUOW have been known to occupy disturbed sites, Mitigation Measure BIO-1 is required.

6) The site is mapped within a Narrow Endemic Plant Species required habitat suitability assessment survey area. Therefore, to be thorough, a habitat suitability assessment for the three listed Narrow Endemic Plant Species was conducted during site visit. Based on habitat requirements for specific species, availability and quality of habitats needed by the three Narrow Endemic Plant Species, it was determined that the project site does not provide suitable habitat for Narrow Endemic Plant species San Diego ambrosia, Brand's phacelia, and San Miguel Savory.

Conclusion

With implementation of Mitigation Measure BIO-1 and PPP 3.4-1, 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 pursuant to CEQA Guidelines §15064.5?				■
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?		■		
c. Disturb any human remains, including those interred outside of formal cemeteries?			■	

3.5(a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?

Determination: No Impact.
Source: Archaeological and Paleontological Assessment Report (Appendix C).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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.

Records Search

A records search dated November 13, 2018, was obtained from the Eastern Information Center (EIC) at the University of California, Riverside, providing information on all documented cultural resources and previous archaeological investigations within 1 mile of the project area. Resources consulted during the records search conducted by the EIC included the National Register of Historic Places (NRHP), California Historical Landmarks, California Points of Historical Interest, and the California State Historic Resources Inventory. Results of the records search and additional research 11 previously recorded cultural resources were recorded within the 1-mile records search radius. None are located within the Project site.

Pedestrian Survey

The Project site's exposed ground surface was examined for artifacts (e.g., flaked stone tools, tool-making debris, milling tools, ceramics), ecofacts (e.g., marine shell and bone), soil discoloration that might indicate the presence of a cultural midden, and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, postholes, foundations) or historic debris (e.g., metal, glass, ceramics). Ground disturbances such as burrows were visually inspected for both cultural resources and paleontological resources.

Because no surface historic resources were identified within the Project site as a result of the record search or the pedestrian survey, no impacts to surface historic resources are expected as part of the proposed Project.

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: Archaeological and Paleontological Assessment Report (Appendix C).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

As noted above, records search, additional research, and a pedestrian survey were conducted for the Project site. No archaeological resources were previously documented within or adjacent to the Project site, therefore, no further archaeological resource investigations are recommended.

However, if buried archaeological materials are encountered during earthmoving operations associated with the Project, all work in that area should be halted or diverted until a qualified

archaeologist can evaluate the nature and significance of the finds per the following mitigation measures:

Mitigation Measures (MMs)

MM- CR-1: Archaeological Monitoring. A qualified archaeologist (the "Project Archaeologist") shall be retained by the developer to prior to the issuance of a grading permit to be on-call to monitor ground-disturbing activities and excavations on the Project site if archeological resources are encountered during grading.

If archaeological resources are encountered during grading, 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 are less than significant.

3.5(c) 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.

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.

Impact Analysis

The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. As noted in the response to Issue 3.5 (a) above, the Project site has been 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

Would 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: CEQA Energy Review (Appendix D).

Impact Analysis

Short-Term Construction Impacts

Construction of the proposed project would require the use of construction equipment for grading, hauling, and building activities. Electricity use during construction would vary during different phases of construction—the majority of construction equipment during demolition and grading would be gas or diesel powered, and the later construction phases would require electricity-powered equipment, such as for interior construction and architectural coatings. Construction also includes the vehicles of construction workers traveling to and from the project site and haul trucks for the export of materials from site clearing and demolition and the export and import of soil for grading. The project area is already served by electrical infrastructure by Southern California Edison (SCE)

The proposed Project would require site preparation, grading, building construction, paving, and architectural coating during construction. Energy usage are summarized in Tables 9 through 12.

Table 9: Estimated Construction Electricity Usage

Land Use	Proposed Building Square Footage (square feet)	Electricity Usage (kWh)
Commercial	90,262	22,488
Source: CEQA Energy Review (Appendix D).		

Table 10: Estimated Construction Fuel Consumption

Phase	Construction Duration (Days)	Fuel Consumption (gal diesel fuel)
Grading	30	9,337
Building Construction	300	37,503
Paving	20	2,292
Architectural Coating	20	243
Total Construction Fuel Demand		**49,374**
Source: CEQA Energy Review (Appendix D).		

Table 11: Estimated Construction Worker Fuel Consumption

Phase	Construction Duration (Days)	Fuel Consumption (gal diesel fuel)
Grading	30	309
Building Construction	300	43,992
Paving	20	154
Architectural Coating	20	587
Total Construction Fuel Demand		**45,042**
Source: CEQA Energy Review (Appendix D).		

Table 12: Estimated Construction Vendor Fuel Consumption (Medium High Duty Trucks)

Activity	Number of Days	Vendor Trips / Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Grading	30	0	6.9	0	8.50	0
Building Construction	300	114	6.9	235,980	8.50	27,762
Paving	20	0	6.9	0	8.50	0
Architectural Coating	20	0	6.9	0	8.50	0
Total Construction Vendor Fuel Consumption						**27,762**
Source: CEQA Energy Review (Appendix D).						

Construction contractors are required to demonstrate compliance with applicable California Air Resources Board regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. In addition, compliance with existing California Air Resources Board idling restrictions and the use of newer engines and equipment would reduce fuel combustion and energy consumption. Overall, construction activities would require limited energy consumption, would comply with all existing regulations, and would therefore not be expected to use large amounts of energy or fuel in a wasteful manner. Thus, impacts related to construction energy usage would be less than significant.

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 1,512.692.9 kWh per year. According to the California Energy Commission, Electricity Consumption by County, 2018), Riverside County consumed approximately 8295.96357 million of gigawatt-hours (GWh) 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 4,213,970 kBTU per year According to the California Energy Commission, Natural Gas Consumption by County, 2018), Riverside County consumed approximately 139.193875 million of therms of natural gas. The proposed Project would be less than 0.001 percent of Riverside County's total electricity demand.

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

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			■	
2) Strong seismic ground shaking?			■	
3) Seismic-related ground failure, including liquefaction?			■	
4) Landslides?				■
b. Result in substantial soil erosion or the loss of topsoil?			■	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on-site or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?			■	
d. Be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property?			■	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				■
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		■		

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: Archaeological and Paleontological Assessment Report (Appendix C). Updated Report of Soils and Foundation Evaluations (Appendix E),

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The 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: Geotechnical Investigation (Appendix E).

Plans, Policies, or Programs (PPP)

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

PPP 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.

Impact Analysis

The Project site is located in a seismically active area of Southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the Southern California area. As a mandatory condition of Project approval, the Project would be required to construct the proposed structures in accordance with the *California Building 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 3.7-1, 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: Geotechnical Investigation (Appendix E).

Plans, Policies, or Programs (PPP)

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

PPP 3.7-1 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.

Impact Analysis

Liquefaction is a phenomenon in which loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. The factors controlling liquefaction are:

- Seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause soils to liquefy and temporarily behave as a dense fluid. For liquefaction to occur, the following conditions have to occur:
    - Intense seismic shaking;
    - Presence of loose granular soils prone to liquefaction; and
    - Saturation of soils due to shallow groundwater.

Based on the Riverside County TLMA Geotechnical/Liquefaction map, the site is located in a"high" liquefaction zone. Detailed design-level geotechnical studies and building plans pursuant to the *California Building Code* is a mandatory requirement prior to approval of construction on the Project site, 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 mandatory 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, will reduce the low potential for liquefaction to a less than significant level.

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 Investigation.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Generally, a landslide is defined as the downward and outward movement of loosened rock or earth down a hillside or slope. Landslides can occur either very suddenly or slowly, and frequently accompany other natural hazards such as earthquakes, floods, or wildfires. Landslides can also be induced by the undercutting of slopes during construction, improper artificial compaction, or saturation from sprinkler systems or broken water pipes. The Project site is relatively flat and contains no slopes that may be subject to 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: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

PPP's 3.91-1 through PPP 3.9-4 in Section 3.9, Hydrology and Water Quality shall apply.

Project Design Features (PDF)

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

Impact Analysis

Construction

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

The City's Municipal Code Chapter 6.05.010, *Storm Water/Urban Runoff Management and Discharge Controls*, implements the requirements of the National Pollutant Discharge Elimination System (NPDES) stormwater permit, which establishes minimum stormwater management requirements

and controls that are required to be implemented for construction of the proposed Project. To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by the City, (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.

Operation

The Project includes installation of landscaping throughout the development site and areas of loose topsoil that could erode by wind or water would not exist upon operation of the Project. In addition, as described in Section 3.9, *Hydrology and Water Quality*, the hydrologic features of the Project have been designed to slow, filter, and retain stormwater on the development 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*, development of the Project requires the preparation of 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.

Based on the analysis above, with implementation of PPP 3.9-2, impacts are 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.
Sources: Geotechnical Investigation (Appendix E).

Plans, Policies, or Programs (PPP)

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

PPP 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.

Impact Analysis

Landslide

As noted in the response to Issue 3.7 (a) (4) above, the Project site is relatively flat and contains no slopes that may be subject to landslides. Therefore the site is not considered susceptible to landslides

Lateral Spreading

Lateral spreading is a term referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow horizontal movement. Most lateral spreading is caused by earthquakes but it is also caused by landslides. As noted in the response to Issue 3.7 (a) (4) above, the Project site is relatively flat and contains no slopes that may be subject to landslides. Therefore the Project site is not considered susceptible to lateral spreading.

Subsidence

According to the Riverside County Map My County website, the Project site is considered "susceptible" to subsidence. With implementation of PPP 3.7-1, impacts are less than significant.

Liquefaction

As noted in the response to Issue 3.7 (a) (3) above, the site is located in a "high" liquefaction zone. With implementation of PPP 3.7-1, impacts are less than significant.

Collapse

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. The near-surface soils at the site generally consist of loose to medium dense native alluvial sands and silts. Based on the results of laboratory testing, the near-surface soils have the potential to experience collapse. With implementation of PPP 3.7-1 and 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: Geotechnical Investigation (Appendix E).

Plans, Policies, or Programs (PPP)

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

Impact Analysis

Expansive soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. Soil expansion can damage structures by cracking foundations, causing settlement and distorting structural elements.

The near-surface soils generally consist of sandy gravelly soils and are not considered to have a "very low" expansion potential. In any event, design-level geotechnical plans pursuant to the *California Building Code* are required prior to approval of construction, as required by PPP 3.7-1. 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 Standards Code* as identified in a site specific geotechnical design would be reviewed by the City, as part of the building plan check and development review process, would ensure that potential soil stability impacts are less than significant

3.6(e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Determination: No Impact.
Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, Programs, or Standard Conditions applicable to the Project relating to this issue.

Project Design Features (PDF)

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

Impact Analysis

The Project does not propose the use of septic tanks or alternative waste water disposal systems. The Project will 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.

3.7(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Determination: Less Than Significant Impact With Mitigation Incorporated.
Source: Riverside County Map My County Website.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, Programs, or Standard Conditions applicable to the Project relating to this issue.

Project Design Features (PDF)

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

Impact Analysis

Paleontological Resources

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.

Prior to the survey of the Project area, a paleontological resources literature and records search was conducted by the San Diego Natural History Museum (SDNHM) on November 21, 2018. This search included the current Project area with an additional 1-mile radius. This search included a review of geological maps covering the Project footprint to determine the fossil-bearing rock units underlying the Project area. The objective of the records search was to identify fossil specimens or unique geological formations reported within the Project area or surrounding 1-mile vicinity. Research also included a review of published and unpublished reports relevant to the paleontology and geology of the Project area.

Results of the paleontological records search were positive for significant vertebrate fossil localities within the Project area at depths below 5-10 feet below surface grade. The deposits at these levels are assigned high paleontological potential according to Riverside County guidelines, based on the possible presence of paleontological resources at an uncertain depth below existing surface grade. Therefore, the following mitigation measures are required.

Mitigation Measure (MM)

<u>MM-GEO-1: Paleontological Monitoring.</u> 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 ground-disturbing activities if excavation depth exceed approximately 5-10 feet below surface grade on the Project site. 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 GEO-2 shall apply.

MM-GEO-2: 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.

Based on the analysis above, with implementation of Mitigation Measure GEO-1 and GEO-2, impacts are less than significant.

Unique Geologic Feature

Unique geologic features are those that are unique to the field of Geology. Unique geologic features are not common in Jurupa Valley. The geologic processes that formed the landforms in Jurupa Valley are generally the same as those in other parts of the state. What makes a geologic unit or feature unique can vary considerably. A geologic feature is unique if it:

- Is the best example of its kind locally or regionally;
- Embodies the distinctive characteristics of a geologic principle that is exclusive locally or regionally;
- Provides a key piece of geologic information important in geology or geologic history;
- Is a "type locality" (the locality where a particular rock type, stratigraphic unit or mineral species is first identified) of a geologic feature;
- Is a geologic formation that is exclusive locally or regionally;
- Contains a mineral that is not known to occur elsewhere in the City; or
- Is used repeatedly as a teaching tool.

The Project site is relatively flat and the subsurface material encountered at the site is underlain by sandy gravelly soils. These features are not considered "unique."

Based on the analysis above, the Project will not directly or indirectly destroy a unique geologic feature. There is no impact and no mitigation measures are required.

3.8 GREENHOUSE GAS EMISSIONS

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		■		
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		■		

3.8(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

3.7(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Determination: Less Than Significant Impact With Mitigation Incorporated.
Source: Air Quality and Greenhouse Gas Impact Study (Appendix A). First Update to the Climate Change Scoping Plan, May 22, 2014, Western Riverside County Council of Governments Subregional Climate Action Plan, September 2014,

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 plans 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), prior to issuance of a building permit, the Project proponent shall submit plans in compliance with the *California Green Building Standards.*

Project Design Features (PDF)

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

Impact Analysis

GHG Emissions

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

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 screening threshold as interim thresholds for commercial projects:

- Commercial 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 .While not final, these thresholds can be used in the interim on a case-by-case basis to analyze conformance with AB 32.

A summary of the projected annual operational greenhouse gas emissions, including amortized construction-related emissions associated with the development of the Project is provided in Table 13.

Table 13. Total Project Greenhouse Gas Emissions (Unmitigated)

Source		GHG Emissions MT/yr		
	CO_2	N_2O	CH_4	CO2e
Area	0.01	0.00	0.00	<1
Energy	772.89	0.00	0.03	292
Mobile	5,833.92	0.00	0.34	2,580
Solid Waste	53.71	0.00	3.17	147
Water/Wastewater	59.62	0.00	0.34	397
30-year Amortized Construction GHG	42.77	0.00	3.88	43.90
TOTAL				**6,858.99**
SCAQMD Screening Threshold				**10,000**
Exceed Threshold?				**YES**

Because the Project that GHG emissions exceed the 3,000 MTCO2e per year screening threshold, the following mitigation measures are required:

Mitigation Measures

<u>MM- GHG-1: GHG Reduction Documentation</u>. Prior to the issuance of a building permit, documentation that the following GHG reduction measures shall be shall be implemented by the project is required.

Documentation may consist of a letter stating how the project will comply and identify the verification mechanism for each measure required below (e.g. shown on building plans, landscaping plans, etc.)

1. The project shall devise a comprehensive water conservation strategy to reduce water use during project operation. The strategy will include the following:

- *Install drought-tolerant plants for landscaping.*
- *Install water-efficient irrigation systems, such as weather-based and soil-moisture- based irrigation controllers and sensors, for landscaping according to the California Department of Water Resources Model Efficient Landscape Ordinance.*

- *Ensure that all landscape and irrigation measures are in compliance with the City's Municipal, Landscaping and Water Conservation requirements.*

MM-GHG-2: Building Design. The project will design building shells, building components, such as windows, roof systems and electrical systems to meet 2016 Title 24 Standards, which are 5 percent more stringent than the 2013 Title 24 Standards for nonresidential buildings.

MM-GHG-3: LEED Features. Buildings will be designed to provide CALGreen Standards with Leadership in Energy and Environmental Design (LEED) features for potential certification and will employ energy and water conservation measures in accordance with such standards. This includes design considerations related to the building envelope, HVAC, lighting, and power systems. Additionally, the architectural expression such as roofs and windows in the buildings will relate to conserving energy.

MM-GHG-4. Energy Efficient Lighting. Prior to the issuance of a building permit, building plans shall require that high-efficiency lighting (such as LED lighting that is 34 percent more efficient than fluorescent lighting) be installed within buildings on-site.

MM-GHG-5. Efficient Building Materials/Equipment. The project will utilize building materials/methods and heating equipment that are efficient and reduce emissions.

MM-GHG-6.Parking Lot Shading. A parking lot shading plan shall be required, which includes a shading calculation table. Within 15 years after establishment of the automobile parking area, the project shall require that a minimum of 50 percent automobile parking area to be shaded by shade trees.

MM-GHG-7: .Reduce Indoor Water Demand. Prior to the issuance of a building permit, building plans shall require that all faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures that would reduce indoor water demand by 20% per CalGreen Standards.

With implementation of Mitigation Measures GHG-1 through GHG-6, the Project's GHG emissions would be reduced to 4,322.47 MTCO2e per year resulting 37% reduction in GHGs when compared to the unmitigated scenario. Impacts are less than significant.

GHG Plan Consistency

The Project will be subject to the policies and ordinances pertaining to air quality and climate change stated in the City's General Plan. The City of Jurupa Valley is also participating the Western Riverside Council of Governments (WRCOG) Subregional Climate Action Plan. The WRCOG

Subregional CAP establishes a community-wide emissions reduction target of 15% below 2010, following guidance from CARB and the Governor's Office of Planning and Research. CARB and the California Attorney General have determined this approach to be consistent with the state-wide AB 32 goal of reducing emissions to 1990 levels.

As the City of Jurupa Valley does not currently have their own Climate Action Plan (CAP), and the goal of the Subregional CAP is to be consistent with AB-32 and the CARB Scoping Plan (based on the goals of AB-32), the Project has been compared to the applicable measures of the CARB Scoping Plan.

The California Governor issued Executive Order S-3-05, GHG Emission, in June 2005, which established the following reduction targets:

- 2010: Reduce greenhouse gas emissions to 2000 levels
- 2020: Reduce greenhouse gas emissions to 1990 levels
- 2050: Reduce greenhouse gas emissions to 80 percent below 1990 levels.

In 2006, the California State Legislature adopted AB 32, the California Global Warming Solutions Act of 2006. AB 32 requires CARB, to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through an enforceable statewide emission cap which was phased in starting in 2012.

By reducing the Project's GHG emissions by 37%, the Project would contribute to meeting the reduction targets stated above.

Furthermore, all of the post 2020 reductions in GHG emissions are addressed via regulatory requirements at the State level and the project will be required to comply with these regulations as they come into effect. Therefore, the Project will not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Impacts are considered to be less than significant.

3.9 HAZARDS AND HAZARDOUS MATERIALS

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			■	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			■	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			■	
d. Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment?				■
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?				■
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				■
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires,				■

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 I).

Plans, Policies, or Programs (PPP)

There are numerous regulations pertaining to the routine transport, use, or disposal of hazardous materials. 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:

PPP 3.9-1 As required by Health and Safety Code Section 25507, if a future business handles a hazardous material or a mixture containing a hazardous material that has a quantity at any one time above the thresholds described in Section 25507(a) (1) through (6). a business shall establish and implement a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Section 25503, aid business shall obtain approval from the Riverside County Department of Environmental Health prior to occupancy.

Design Features (PDF)

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

Impact Analysis

Existing Conditions

The subject property consists of approximately 16.22 acres of vacant land. The exterior portions of the site consist of undeveloped terrain and dense vegetation. Three sewer drains were observed on the northeastern boundary of the subject property, which appeared to be in good condition. The entire subject property is currently accessible by the general public. No current or evidence of historical improvements were noted. No evidence of illicit dumping, construction debris, or non-hazardous waste were observed during the site reconnaissance. No pole- or pad-mounted transformers or poly-chlorinated biphenyl (PCB) containing equipment were observed on-site.

Based on the results of the Phase I Environmental Site Assessment(Appendix I) prepared for the Project, no recognized environmental conditions, historical recognized environmental condition controlled recognized environmental condition, or de minimis condition were observed in the exterior portions of the subject property.

According to ASTM International:

A **recognized environmental condition** is defined as "…*the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property*…"

• A **historical recognized environmental condition** is defined as "*a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls*)."

• A **controlled recognized environmental condition** is defined as "*a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls*)"

A **de minimis condition** is defined as "*a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.*"

Construction Activities

Heavy equipment that would be used during construction of the Project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. 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 development of the 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 are less than significant.

Operational Activities

Federal and State Community-Right-to-Know laws allow the public access to information about the amounts and types of chemicals that may be used by the businesses that would operate at the Project site. Laws also are in place that requires businesses to plan and prepare for possible

chemical emergencies. Any business that operates any of the facilities at the Project site and that handles and/or stores substantial quantities of hazardous materials (§ 25500 of California Health and Safety Code, Division 20, Chapter 6.95) would be required to prepare and submit a Hazardous Materials Business Emergency Plan (HMBEP) to the Riverside County Department of Environmental Health (RCDEH) in order to register the business as a hazardous materials handler. Such business is also required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which require immediate reporting to Riverside County Fire Department and State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business. With mandatory regulatory compliance as required by PPP 3.9-1 above, potential hazardous materials impacts associated with long-term operation of the Project is not expected to pose a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials, nor would the Project increase the potential for accident operations which could result in the release of hazardous materials into the environment.

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.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is not located within 0.25 miles of an existing or proposed school. The nearest school is Mira Loma Middle School located approximately 0.40 miles southwest of the Project site. In addition, as discussed in the responses to issues 3.9 (b) and 3.9 (c) above, the all hazardous or potentially hazardous materials would comply with all applicable federal, State, and local agencies and regulations with respect to hazardous materials. 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).

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

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database.
- List of Leaking Underground Storage Tank Sites from the State Water Board's GeoTracker database.
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF).
- List of "active" CDO and CAO from Water Board (MS Excel, 1,453 KB).
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

Based on a review of the Cortese List maintained by the California Environmental Protection Agency website at https://calepa.ca.gov/SiteCleanup/CorteseList/ on January 15, 2020, the Project site is not identified on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Accordingly there is no impact.

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 or excessive noise for people residing or working in the Project area?

Determination: No Impact.
Source: Flabob Airport Land Use Compatibility Plan.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The proposed Project site is located approximately 4.8 miles southeast of the Flabob Airport and is not located within the Airport Influence Area pursuant to the Flabob Airport Land Use Compatibility Plan. Impacts are less than significant.

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, Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Emergency access to the Project site is available from Van Buren Boulevard and Rutile Street which are both improved roadways meeting City standards. 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 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,

3.9 (h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires?

Determination: No Impact.
Source: General Plan.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

According to General Plan Figure 8-11: Wildfire Severity Zones in Jurupa Valley, the Project site is not located within a high wildfire hazard area. Therefore the Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires and no impact would occur. (Also see Issue 3.20, Wildfire).

3.10 HYDROLOGY AND WATER QUALITY

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			■	
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			■	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
(i) Result in substantial erosion or siltation on- or off-site?			■	
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			■	
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			■	
(iv) Impede or redirect flood flows?			■	
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				■
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			■	

3.9(a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Determination: Less Than Significant Impact.
Sources: Report of Water Infiltration Rate (Appendix F), Preliminary Hydrology Study (Appendix G), Preliminary Water Quality Management Plan (Appendix H).

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)

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

Impact Analysis

Waste Discharge Requirements

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

Water Quality Requirements

The Porter-Cologne Act defines water quality objectives (i.e. standards) as "…*the limits or levels of water quality constituents or characteristics which are established for the reasonable protection of beneficial uses of water or the prevention of nuisance within a specific a*rea" (§13050 (h)).

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 activities 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 proponent will 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.

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 site.

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.

The site is bounded on 3 sides, 2 sides by streets on the west and northeast and the 3rd side the south by existing homes. Both of the streets will be improved as part of this project. On the south are existing homes will have a new wall constructed and a shallow landscaping / retention area to help desilt and clarify the water before it will be picked up by catch basins and conveyed to the underground detention basin. The area is designed for only 6" depth of water to allow for water to settle. At 6" in depth the water will flow into the catch basins. If the basins were to plug up, the water will get to a depth of 1' before the water will overflow to the next basin and so on till it will eventually flow to the above ground detention basin in the southeast corner of the site. All of these basins are below the adjacent grade to the south to keep the water from flowing to the south and from the site. The wall along the south property line will keep the water from leaving the site and flowing to the south.

Based on the analysis above, with implementation of PPP 3.10-1 through PPP 3.10-5, impacts are less than significant.

3.10(b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Determination: Less Than Significant Impact.
Source: Jurupa Community Services District Urban Water Management Plan (2015).

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

Groundwater Supply

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.

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.

Groundwater Recharge

Development of the Project 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.

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 or through the addition of impervious surfaces, in a manner that would:***
(i)	***Result in substantial erosion or siltation on- or off-site?***
(ii)	***Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?***
(iii)	***Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?***

(iv) Impede or redirect flood flows?

Determination: Less Than Significant Impact.
Sources: Hydrology and Hydraulic Report (Appendix G), Preliminary Water Quality Management Plan (Appendix H).

Impact Analysis

Existing Condition

The site drains from west to southeast, where all the water drains to Van Buren Blvd. at the southeast corner of the site.

Post-Development Condition

The site is bounded on 3 sides, 2 sides by streets on the west and northeast and the 3rd side the south by existing homes. Both of the streets will be improved as part of this project. On the south are existing homes will have a new wall constructed and a shallow landscaping / retention area to help desilt and clarify the water before it will be picked up by catch basins and conveyed to the underground detention basin. The area is designed for only 6" depth of water to allow for water to settle. At 6" in depth the water will flow into the catch basins. If the basins were to plug up, the water will get to a depth of 1' before the water will overflow to the next basin and so on till it will eventually flow to the above ground detention basin in the southeast corner of the site. All of these basins are below the adjacent grade to the south to keep the water from flowing to the south and from the site. The wall along the south property line will keep the water from leaving the site and flowing to the south.

Conclusion

Based on the design of the Project's storm water management system as described above and with implementation of PPP 3.10-1 through 3.10-4, all storms have been reduced below the pre-developed condition to not incur any additional downstream flooding. Impacts are less than significant.

3.10(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Determination: No Impact.
Source: General Plan Figure 8-9: Flood Insurance Rate Map (FIRM).

Plans, Policies, Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

According to General Plan Figure 8-9: Flood Insurance Rate Map (FIRM*),* the Project site is not located within a flood hazard zone. According to the California Department of Conservation, California Official Tsunami Inundation Maps the site is not located within a tsunami inundation zone. The Project would not be at risk from seiche because there is no water body in the area of the Project site capable of producing as sesiche. As such, there is no impact.

3.10(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Determination: Less Than Significant Impact.
Sources: Hydrology and Hydraulic Report (Appendix G), Preliminary Water Quality Management Plan (Appendix H).

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

With implementation of the drainage system improvements and features described under Issues 3.10a, 3.10b, and 3.10c above, the Project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts are less than significant.

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. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?		■		

3.11(a) Physically divide an established community?

Determination: No Impact.
Sources: Project Application Materials, Google Earth.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

An example of a Project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The site is bound by Van Buren Boulevard on its northern boundary, Rutile Street on its western boundary, and residential developments on its southern boundary. As such, no impacts would occur with respect to dividing an established community.

3.11(b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Determination: Less Than Significant Impact With Mitigation Incorporated.
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

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

As demonstrated throughout this Initial Study/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 WRCOG *Climate Action Plan.*

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 the mitigation measures identified throughout this Initial Study/Mitigated Negative Declaration.

3.12 MINERAL RESOURCES

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				■
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				■

3.12(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.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

According to 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: No Impact.
Source: General Plan.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is not delineated on a local general plan, specific plan or other land use plan as a locally important mineral resource recovery site. There is no impact.

3.13 NOISE

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		■		
b. Generation of excessive groundborne vibration or groundborne noise levels?			■	
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				■

3.13(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Determination: Less Than Significant Impact With Mitigation Incorporated.
Source: Noise Impact Study (Appendix J).

Plans, Policies, or Programs (PPP)

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

PPP 3.12-1 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 3.12-2 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.

Impact Analysis

Overview of the Existing Noise Environment

Traffic along Van Buren Boulevard and the Union Pacific Railroad to the north are the primary sources of noise impacting the site and the surrounding area. Noise data indicates the ambient noise level ranges between 64.7 dBA Leq to 73.2 dBA Leq over the entire 24-hour monitoring period. The measured CNEL is 75.7 dBA.

Sensitive Land Uses in the Project Vicinity

Sensitive receptors that may be affected by project construction and operational noise include existing residences to the west, and south.

General Plan Noise Standards

General Plan Noise Element Policy NE 1.3 states:

"New or Modified Stationary Noise Sources. Noise created by new stationary noise sources, or by existing stationary noise sources that undergo modifications that may increase noise levels, shall be mitigated so as not exceed the noise level standards of Figure 7-3. This policy does not apply to noise levels associated with agricultural operations existing in 2017."

The Project is an commercial use and according to Figure 7-3 of the General Plan, a noise level of up to 70 dBA is considered to be "normally acceptable" and up to 77.5 dBA as is considered to be "conditionally acceptable."

Construction Noise

Project construction would include site preparation, grading, building construction, architectural coating, and paving of the commercial development and associated parking lot. As shown on Table 14, noise levels generated by heavy construction equipment can range from approximately 75 dBA to 90 dBA when measured at 50 feet.

Table 14. Typical Construction Equipment Noise Levels

Type of Equipment	Range of Sound Levels Measured (dBA at 50 feet)
Jack Hammers	75 to 85
Pneumatic Tools	78 to 88
Dozers	85 to 90
Tractors	77 to 82
Front-End Loaders	86 to 90
Graders	79 to 89
Air Compressors	76 to 86
Trucks	81 to 87
Source: "Noise Control for Buildings and Manufacturing Plants", Bolt, Beranek & Newman, 1987, as cited in the General Plan EIR	

Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels will be loudest during the grading phase. A likely worst-case construction noise scenario during grading assumes the use of 1-grader, 1-dozer, 2-excavators, 2-scrapers and 2-backhoes operating at 50 feet from the nearest sensitive receptor. Assuming a usage factor of 40 percent for each piece of equipment, unmitigated noise levels at 50 feet have the potential to reach 81 dBA Leq at the nearest sensitive receptors during building constructionwhich takes into account the existing wall at the southern property line separating the project sitefrom the residences. The existing wall will provide approximately 9 dB of reduction due to the height and current design. Noise levels for the other construction phases would be lower, approximately 76 dBA.

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 time limitation on construction noise per the Municipal Code as described above, construction activities, especially those involving heavy equipment, will result in noise levels up to 76 dBA. Therefore, the following mitigation measure is required to reduce construction noise impacts to the maximum extent feasible:

Mitigation Measure (MM)

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."

With implementation of Mitigation Measure NOI-1, impacts are less than significant.

Operational Noise (Stationary)

The operational stationary noise impacts associated with the proposed project would include condenser unit noise from the rooftop HVAC units, and loading/unloading, deliveries, trash truck activities from the rear service area, and the car wash. A total of sixteen (16) receptors were modeled to evaluate the proposed project's operational impact. As shown in Exhibit 3, *Operational Noise Levels***,** a receptor is denoted by a yellow dot. All yellow dots represent either a property line or a sensitive receptor such as an outdoor sensitive area (courtyard, patio, backyard, etc). Receptor number one (1) was used as a calibration point to ensure accuracy for the car wash blower output noise levels and compared to the manufacturer's sound level cutsheet data. It should be noted that the model includes a proposed 8-foot wall on the south property lines.

As shown in Exhibit 3, operational noise levels at the adjacent uses are anticipated to range between 38.1 dBA to 48.7 dBA Leq (depending on the location). These noise projections to the adjacent uses are below the City's 55 dBA residential limit. The project will increase the worst-case noise level by approximately 0.0 to 0.1 dBA Leq at residential receptors (R2 – R16). It takes a change of 3 dBA to hear a noticeable difference. The increase in noise level is below the typical noticeable difference in change of noise levels.

However, because the ambient existing noise levels exceed the City's noise requirements for residential uses in the Project area, the following mitigation measures are required so as not to exacerbate the existing conditions and reduce impacts to the maximum extent feasible.

Mitigation Measures (MM's)

Mitigation Measure NOI-2-Sound Wall: Prior to the issuance of building permits, the final site plan shall include an 8-foot high wall on the property lines separating the project from any existing residences. The wall shall consist of decorative concrete block and shall have no decorative cutouts or other line-of-sight openings between shielded areas and the noise source.

Mitigation Measure NOI-3-HVAC Equipment. Prior to the issuance of building permits, the building plans shall require that any rooftop or ground mounted HVAC units shall be positioned at a physical distance as far as plausible from adjacent residences. In addition, the equipment shall be shielded by a parapet wall with a height equal or greater than the equipment. The height of the wall must be taller than HVAC and be designed to completely shield any noise that may be able to flank around the wall.

With implementation of Mitigation Measures NOI-2 and NOI-3, impacts related to stationary operational noise are less than significant.

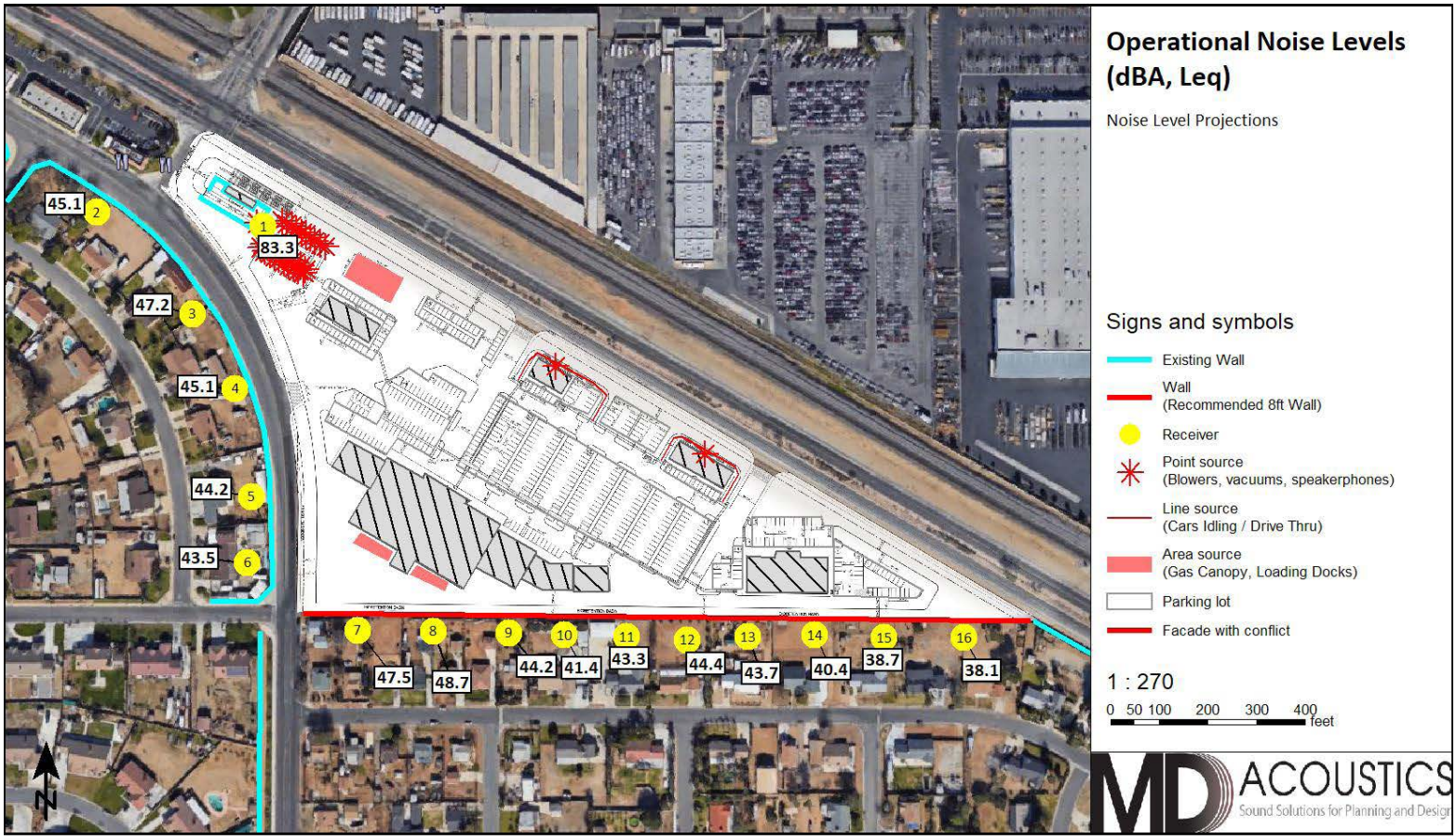
Offsite Traffic Noise Impacts.

The primary source of noise generated by the Project will be from the vehicle traffic generated by the vehicle ingress and egress to the Project site. The City of Jurupa Valley considers a project to result in a significant traffic-related noise impact if traffic generated by that project would cause or contribute to exterior noise levels at sensitive receptor locations in excess of 65 dBA and the project's contribution to the noise environment equals 3.0 dBA or more. (A change of 3.0 dBA is considered "barely perceptible" by the human ear and changes of less than 3.0 dBA generally cannot be perceived except in carefully controlled laboratory environments).

The Project is anticipated to change the noise level 0.4 to 0.5 dBA CNEL. Although there is a nominal increase along these Van Buren Boulevard and Rutile Street, the proposed increase would still be

below the 65 dBA CNEL residential standard at any off-site receptors. The Existing Plus Project 65 dBA contour would extend an additional 29 from the centerline for the Van Buren Boulevard and 8 feet from the centerline of Rutile Street. All existing residences are located behind existing barriers and/or are located outside the 65 dBA contour. Although there is an increase in traffic noise levels the impact is considered less than significant as the noise levels at or near any existing proposed sensitive receptor would be 65 dBA CNEL or less and the change in noise level is less than 3 dBA.

Exhibit 3. Operational Noise Levels



3.13(b) Generation of excessive groundborne vibration or groundborne noise levels?

Determination: Less Than Significant Impact.
Source: Noise and Vibration Impact Analysis (Appendix H).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Construction Vibration

Construction of 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. Outdoor site preparation for the proposed Project is expected to require the use of a large bulldozer and loaded trucks, which would generate ground-borne vibration of up to 87 VdB (0.089 PPV [in/sec]) and 86 VdB (0.076 PPV [in/sec] when measured at 25 feet, respectively.

At a distance of 50 feet (distance residential structure from the property line), a large bulldozer would yield a worst-case 0.042 PPV (in/sec) which may be perceptible for short periods of time during grading along the southern property line of the Project site, but is below any threshold of damage. The impact is less than significant and no mitigation is required.

Operational Vibration

The proposed Project is a retail use and would not generate significant levels of vibration. In addition, vibration levels generated from Project-related traffic on the adjacent roadways are unusual for on-road vehicles because the rubber tires and suspension systems of on-road vehicles provide vibration isolation. Vibration generated from project-related traffic on the adjacent roadways would be less than significant, and no vibration reduction measures are required.

3.13 (c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Determination: No Impact.
Source: Flabob Airport Land Use Compatibility Plan.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The proposed Project site is located approximately 4.8 miles southeast of the Flabob Airport and is not located within the Airport Influence Area for noise pursuant to the Flabob Airport Land Use Compatibility Plan. There is no impact.

3.14 POPULATION AND HOUSING

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			■	
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				■

3.14(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.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project would not directly result in population growth because it does not propose any residential dwelling units. According to the General Plan Economic Sustainability Element: "*The City is a net exporter of jobs, with more residents working outside the City than non-residents working inside the City*." (General Plan p. 11-3.). Thus, it is anticipated that new employees generated by the Project would be within commuting distance and would not generate needs for any housing.

Typically, growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities.

Water and sewer service to the Project site will be provided by the Jurupa Community Services District. The Project will connect to the existing 10-inch diameter water main in Rutile Street and to the existing 8-inch diameter sewer main at the intersection of Rutile Street and Woodbridge Lane. No additional infrastructure will be needed to serve the Project site other than connection to the existing infrastructure in the vicinity of the Project site.

In addition, the analysis in Section 3.15, 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.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

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.

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

Project Design Features (PDF)

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

Impact Analysis

The Riverside County Fire Department provides fire protection services to the Project site. The nearest fire station is the Glen Avon Fire Station No. 17, an existing station located approximately 1.8 roadway miles north of the Project site at 10400 San Sevaine Way.

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

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.

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

Based on the above analysis, with implementation of PPP 3.15-1 and PPP 3.15-2, impacts related to fire protection are less than significant.

<u>POLICE PROTECTION</u>

Determination: Less Than Significant Impact.
Sources: Riverside County Sheriff's Department "Stations," Riverside County General Plan, Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Riverside County Sheriff's Department provides community policing to the Project site via the Jurupa Valley Station located at 7477 Mission Boulevard, Jurupa Valley, CA. Development of the Project would impact police protection services. 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. The Sheriff's Department did not indicate that new or physically altered Sheriff facilities will be required to serve the Project.

Based on the above analysis, with implementation of PPP 3.15-2, impacts related to police protection are less than significant.

SCHOOLS

Determination: Less Than Significant Impact.
Sources: California Senate Bill 50 (Greene), Project Application Materials.

Plans, Policies, or Programs (PPP)

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

PPP 3.14-3 Prior to the issuance of building permits, the Project Applicant shall pay required development impact fees to the Jurupa Unified School District following protocol for impact fee collection.

Project Design Features (PDF)

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

Impact Analysis

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

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

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 3.14-4 Prior to the issuance of a building permit, the Project Applicant shall pay required park development impact fees to the Jurupa Area Recreation and Park District pursuant to District Ordinance No. 01-2007 and 02-2008.

Project Design Features (PDF)

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

Impact Analysis

As noted in the response to Issue 3.15(a) above, the Project will not create an additional need for housing thus directly increasing the overall population of the City and generating additional need for parkland. The payment of development impact fees will reduce any indirect Project impacts related to parks.

Based on the above analysis, with implementation of PPP 3.15-4, impacts related to parks are less than significant.

<u>OTHER PUBLIC FACILITIES</u>

Determination: Less Than Significant Impact.
Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Impact Analysis

As noted in the response to Issue 3.15(a) above, development of the Project would not result in a direct increase in the population of the Project area and would not increase the demand for public services, including public health services and library services which would require the construction of new or expanded public facilities.

The Project would be required to comply with the provisions of Municipal Code Chapter 3.75 which requires payment of the Development Impact Fee to assist the City in providing public services. Payment of the Development Impact Fee would ensure that the Project provides fair share of funds

for additional public services. These funds may be applied to the acquisition and/or construction of public services and/or equipment.

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?			■	

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.

Impact Analysis

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

Based on the above analysis, with implementation of PPP 3.15-4, 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

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

As noted in the response to Issue 3.16(a) above, 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 above analysis, impacts related to parks and recreational facilities would be less than significant and no mitigation measures are required.

3.17 TRANSPORTATION

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, taking into account all modes of transportation including transit, roadway, bicycle and pedestrian facilities?		■		
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				■
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				■
d. Result in inadequate emergency access?				■

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 With Mitigation Incorporated.
Source. Traffic Impact Analysis (Appendix K).

Plans, Policies, or Programs (PPP)

The following applies 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.

Impact Analysis

Motor Vehicle Analysis

For purposes of determining the significance of traffic impacts generated by the Project, 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).

2) When project traffic, when added to existing traffic will deteriorate the LOS to below the target LOS, and impacts cannot be mitigated through project conditions of approval.

3) When cumulative traffic exceeds the target LOS, and impacts cannot be mitigated through the TUMF network (or other funding mechanism), project conditions of approval, or other implementation mechanisms.

Table 15 shows the Level of Service (LOS) Thresholds.

Table 15. Level of Service (LOS) Thresholds.

Level of Service (LOS)	Signalized Intersection	Unsignalized Intersection
A	≤10 seconds	≤10 seconds
B	10–20 seconds	10–15 seconds
C	20–35 seconds	15–25 seconds
D	35–55 seconds	25–35 seconds
E	55–80 seconds	35–50 seconds
F	>80 seconds	>50 seconds
Source: County of Riverside Traffic Impact Analysis Preparation Guidelines		

Study Area Intersections

The following study intersections were included in the analysis as shown on Table 16.

Table 16. Study Area Intersections

Intersection ID #	Description
1	Etiwanda Avenue/Van Buren Blvd.
2	Van Buren Blvd/Bellegrave Avenue
3	Rutile Street/Galena Avenue (South)
4	Rutile Street/Van Buren Blvd.
5	Rutile Street/Galena Avenue (North)
6	Van Buren Blvd/Jurupa Road
7	Etiwanda Avenue/Bellegrave Avenue

Intersection ID #	Description
8	Bain Street/Bellegrave Avenue
9	Bain Street/Galena Street
10	Bellegrave Avenue/Mission Blvd.
11	Bain Street/Jurupa Road
12	Rutile Street/Jurupa Road
13	Mission Blvd/Ben Nevis Blvd.
14	Lindsay Street/Mission Blvd.
15	Rutile Street/Bellegrave Avenue
16	Pedley Road/Mission Blvd.
17	Pedley Road/Jurupa Road
Source: Traffic Impact Analysis (Appendix K).	

The following study area roadway segments were included in the analysis as shown on Table 17.

Table 17. Study Area Roadway Segments

Roadway Segment	Description
1	Van Buren Blvd between Bellegrave Avenue and Jurupa Road
2	Bellegrave Avenue between Etiwanda Ave and Mission Blvd.
Source: Traffic Impact Analysis (Appendix K).	

Traffic Scenarios Analyzed

The Traffic Impact Analysis prepared for the Project examined the following scenarios:

- Existing Conditions;
- Existing Plus Project (EP) Conditions;
- Existing Plus Ambient Plus Cumulative (EAC) Conditions; and
- Existing Plus Ambient Plus Cumulative Plus Project (EACP) Conditions.

Trip Generation

The proposed Project is projected to generate 512 AM net peak hour trips, 652 PM net peak hour trips and 7,363 net daily trips after pass-by trip adjustments.

Summary of Impacts

Table 18 summarizes the results of the intersection level of service analysis based on the City of Jurupa Valley thresholds of significance for analyzing transportation impacts.

Table 18. Summary of Significant Impacts at Study Intersections and Roadway Segments

Intersection ID #		EP	EAC	EACP
1	Etiwanda Avenue/Van Buren Blvd.			**Cumulative**
2	Van Buren Blvd/Bellegrave Avenue	**Cumulative**		**Cumulative**
3	Rutile Street/Galena Avenue (South)			
4	Rutile Street/Van Buren Blvd.			
5	Rutile Street/Galena Avenue (North)	**Cumulative**		**Direct**
6	Van Buren Blvd/Jurupa Road			**Cumulative**
7	Etiwanda Avenue/Bellegrave Avenue			
8	Bain Street/Bellegrave Avenue			
9	Bain Street/Galena Street			
10	Bellegrave Avenue/Mission Blvd.			
11	Bain Street/Jurupa Road			
12	Rutile Street/Jurupa Road			
13	Mission Blvd/Ben Nevis Blvd.			
14	Lindsay Street/Mission Blvd.			
15	Rutile Street/Bellegrave Avenue			
16	Pedley Road/Mission Blvd.			**Cumulative**
17	Pedley Road/Jurupa Road	**Cumulative**		**Cumulative**
Roadway Segments		**Less Than Significant**		
Source: Traffic Impact Analysis (Appendix K).				

As shown in Table 15, the Project will result in direct and cumulative impacts to six (6) study area intersections thus requiring mitigation.

Mitigation Measures

MM TR-1: Roadway and Signal Improvements. The project applicant shall construct the following improvements prior to the issuance of the first occupancy permit

1) Van Buren Blvd/Bellegrave Ave. – Re-time/optimize existing signalized intersection for the PM peak hour to allow for a longer westbound left-turn phase. Cycle length to remain the same. This improvement may require additional equipment as determined by the Public Works Department.

2) Rutile St/Galena Ave. (N) – Convert existing one-way stop controlled intersection into a signalized intersection. Signal to be coordinated with nearby railroad crossing, existing intersection of Van Buren Blvd/Rutile St., and future traffic signal on Van Buren at project site entrance. Rutile St/Galena Ave. signal will operate as an additional pre-signal for the Van Buren/Rutile intersection due to the short intersection spacing. Applicant will be responsible for furnishing any and all new equipment and parts required for the signal(s) and signals coordination; i.e. a second master controller that can "oversee" the operations of the various signal sets to allow for coordination and the RR pre-emption operation.

3) Etiwanda Ave/Van Buren Blvd. – Re-time/optimize existing signalized intersection for the both the AM/PM peak hour to accommodate added volumes. Cycle length to remain the same. This intersection is coordinated with the Caltrans traffic signal at the WB SR60 Off-Ramp and the new traffic signal at the intersection of Etiwanda Avenue and Riverside Drive. A coordination plan shall be prepared between all of these signals.

MM TR-2: Fair Share Payment- Van Buren Blvd/Bellegrave Ave. - The project applicant shall contribute fair share funding as determined by the Public Works Department for the following improvement prior to issuance of the first occupancy permit: Van Buren Blvd/Bellegrave Ave – Improve northbound approach from two existing northbound through lanes, to three northbound through lanes.

Transit Service Analysis

There are no existing transit services within a one-quarter mile walking distance of the proposed Project site. The nearest transit service is Riverside Transit Route 21, with a stop at the Rutile Street/Jurupa Road intersection. In addition, the Project is not proposing to construct any improvements would interfere with any future bus service. There is no impact.

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 Van Buren Boulevard and Rutile Street. In addition, bicycle parking will be provided on the Project site. 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 or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Determination: No Impact.
Source: CEQA Guidelines

Impact Analysis

LOS has been used as the basis for determining the significance of traffic impacts as standard practice in CEQA documents for decades. In 2013, California Senate Bill (SB) 743 was passed, which is intended to balance the need for LOS for traffic planning with the need to build infill housing and mixed-use commercial developments within walking distance of mass transit facilities, downtowns, and town centers and to provide greater flexibility to local governments to balance these often competing needs. At full implementation of SB 743, the California Governor's Office of Planning and Research (OPR) is expected to replace LOS as the metric against which traffic impacts are evaluated, with a metric based on vehicle miles traveled (VMT). On December 28, 2018, the OPR adopted several new changes to the CEQA Guidelines, including the requirement that lead agencies implement a VMT-based analysis, rather than a LOS metric, in reviewing traffic impacts. These changes to the Guidelines, however, also provide a "grace period," and do not require lead agencies to apply a VMT metric until July 1, 2020. Because this Mitigated Negative Declaration is circulated for public review before July 1, 2020, the City, as the lead agency, was not required to use a VMT metric in its analysis of traffic impacts. For this reason, this Mitigated Negative Declaration uses a LOS metric in its traffic analysis as described in Section 3.17 (a) above, and is thus in compliance with the standards in effect at the time of its circulation. As such, there is no impact.

3.17(c) 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.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Access to the site is from Van Buren Boulevard and Rutile Street which are existing improved roadways abutting the site. Van Buren Boulevard and Rutile Street are both fully improved roadways that currently meet City standards. In addition, the Project is proposing to construct one (1) new driveway approach each on both Van Buren Boulevard and Rutile Street that will also meet City standards.

The Project is a located in an area with residential, commercial, and industrial uses. 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 (e.g. farm equipment). Accordingly, the Project would not substantially increase hazards due to a design feature or incompatible use. Impacts would be less than significant and mitigation is not required.

3.16(d) Result in inadequate emergency access?

Determination: Less Than Significant Impact.
Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project would result in a new commercial use which would increase the need for emergency access to-and-from the site. Adequate emergency access would be provided to the Project site from Van Buren Boulevard and Rutile 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, impacts would be less than significant and no mitigation measures are 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)?

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: AB 52 Consultation.

Tribal Cultural Resources consist of the following:

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

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

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

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

(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.

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

The 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 Soboba Band Luiseño Indians requested consultation and indicated that tribal cultural resources could be present on the site. As a result the AB52 consultation process, the following mitigation measure is required:

Mitigation Measure (MM)

TCR-1- NATIVE AMERICAN MONITORING, TREATMENT OF DISCOVERIES, AND DISPOSITION OF DISCOVERIES.

I.

a) TREATMENT PLAN*: Prior to the issuance of a grading permit, the applicant shall submit a treatment plan in accordance with II (b) "Treatment of Discoveries" of this mitigation measure for the review and approval of the Planning Director.*

b) ARCHAEOLOGICAL MONITOR*: Prior to the issuance of the grading permit, the applicant shall submit documentation that a qualified archeological monitor meeting the professional standards of the appropriate culturally affiliated Native American tribes or bands. will be present for all ground-disturbing activities. The documentation shall include the archaeological contact information. An archaeological monitor shall be present for all ground-disturbing activates in conjunction with the project.*

II.

a) ***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 (Gabrieleño Band of Mission Indians – Kizh Nation and the Soboba Band Luiseño Indians). The applicant shall coordinate with the Tribe(s) 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. In the event that evidence is provided to the City and Soboba Band Luiseño Indians that monitoring occurred by*

an archeological monitor meeting the professional standards of the Soboba Band Luiseño Indians for the proposed area of disturbance, Mitigation Measure TCR-1 in its entirety may be waived.

b) ***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 consulting 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, possible avoidance, and if necessary a 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 procedures (limited to non-destructive analysis), 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, whichever is appropriate. At the completion of the basic field analysis and documentation, any recovered tribal cultural resources shall be temporarily curated according to current professional repository standards until the course for final disposition is determined. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the Jurupa Valley Planning Department, the Eastern Information Center, and the appropriate Native American Tribes.*

c) ***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:

1. *The land owner shall accommodate the option for reburial of discovered artifacts onsite. 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.*

2 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.

3. If more than one Native American Group is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center by default.

4. *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 are less than significant.

3.19 UTILITIES AND SERVICE SYSTEMS

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water, drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?		■		
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple years?			■	
c. 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?			■	
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			■	
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			■	

3.19(a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water, drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Determination: Less Than Significant Impact With Mitigation Incorporated.
Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Water Facilities

The Project will connect to the existing 8-inch diameter water main in Rutile Street.

Wastewater Treatment Facilities

The Project will connect to the existing 8-inch diameter sewer main at the intersection of Rutile Street and Woodbridge Lane.

Storm Drainage Facilities

The site is bounded on 3 sides, 2 sides by streets on the west and northeast and the 3rd side the south by existing homes. Both of the streets will be improved as part of this project. On the south are existing homes will have a new wall constructed and a shallow landscaping / retention area to help desilt and clarify the water before it will be picked up by catch basins and conveyed to the underground detention basin. The area is designed for only 6" depth of water to allow for water to settle. At 6" in depth the water will flow into the catch basins. If the basins were to plug up, the water will get to a depth of 1' before the water will overflow to the next basin and so on till it will eventually flow to the above ground detention basin in the southeast corner of the site. All of these basins are below the adjacent grade to the south to keep the water from flowing to the south and from the site. The wall along the south property line will keep the water from leaving the site and flowing to the south.

Electric Power Facilities

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

Natural Gas Facilities

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

Telecommunication Facilities

The Project will connect to the existing facilities available in the vicinity of the Project site.

Conclusion

The installation of the facilities at the locations as described above are evaluated throughout this Initial Study. In instances where impacts have been identified, Plans, Policies, Programs (PPP), 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(b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple years?

Determination: Less Than Significant Impact.

Source: Jurupa Community Services District 2015 UWMP, Water and Sewer Will Serve Letter (Appendix J).

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

Water use for the Project was estimated by using The California Emissions Estimator Model (CalEEMod). The model can be used to estimate water usage for analysis in CEQA documents. The Project is estimated to have a water demand of 8.15 million gallons per year (or 22,328 gallons per day).

Water supplies to the Project area are provided by Jurupa Community Services District, which serves 40.5 square miles of western Riverside County and includes the Project site. Based on the most recent Jurupa Community Services District Urban Water Management Plan (2015), the Jurupa Community Services District had a water demand of 22,381 acre-feet, and based on land use and growth projections it anticipated a demand of 24,997 acre-feet in 2020, which would be a 10 percent increase over 2015 demands (an increase of 2,616 acre-feet). The Urban Water Management Plan details that the Jurupa Community Services District has water supply to meet the projected demands over the next 20 years and beyond.

The proposed Project land uses would be consistent with existing land use and growth projections that are included in the Urban Water Management Plan projections; and thus, is included in the Urban Water Management Plan projections and Jurupa Community Services District would be able to meet all of the anticipated water supply needs. The Water and Sewer Availability Letter (Appendix J) issued for the Project by the Jurupa Community Services District indicates that the District's current water supply exceeds the projected daily demand projected in the next five (5) years. Therefore, the proposed Project would have sufficient water supplies available to serve the Project, and impacts would be less than significant.

3.19(c) 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: No Impact.
Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Sanitary sewer service to the Project site would be provided by the Jurupa Community Services District ("District"). The District purchases treatment capacity at the Riverside Water Quality Control Plant (RWQCP), which is located on Acorn Street in the City of Riverside.

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 8.15 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 25.0 AF/YR (acre feet per year).

The current capacity of the RWQCP is 40 million gallons per day (approximately 123 acre-feet per day). The City of Riverside 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. In addition, the Water and Sewer Availability Letter (Appendix J) issued for the Project by the Jurupa Community Services District indicates that the District presently maintains excess wastewater capacity at the RWQCP.

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(d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Determination: Less Than Significant Impact.
Sources: Riverside County Waste Management, Cal Recycle Facility/Site Summary Details,

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)

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

In addition, according to the Cal Recycle Facility/Site Summary Details website accessed on September 30, 2019, the landfills serving the Project site as described below 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 commercial facility.

Operational Related Impacts

The California Emissions Estimator Model (CalEEMod) is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential air quality criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model can also be used to estimate solid waste generation rates for various types of land uses for analysis in CEQA documents. Waste disposal rates by land use and overall composition of municipal solid waste in California is primarily based on CalRecycle data. Based on solid waste generation usage obtained from CalEEMod, the Project would generate approximately 66 tons of solid waste per year or 361 pounds per day.

According to the Cal Recycle Facility/Site Summary Details website accessed on January 3, 2020, the Badlands Sanitary Landfill has a permitted disposal capacity of 4,000 tons per day with a remaining capacity of 15,748,799 cubic yards. The Badlands Sanitary Landfill is estimated to reach capacity, at the earliest time, in the year 2022. The El Sobrante Landfill is has a permitted disposal capacity of 16,034 tons per day with a remaining capacity of 145,530,000 tons. The El Sobrante Landfill is estimated to reach capacity, at the earliest time, in the year 2045.

Solid waste generated during long-term operation of the Project would be disposed at the Badlands Sanitary Landfill and/or the El Sobrante Landfill. During long-term operation, the Project's solid waste generation of 361 pounds per day would represent a minimal amount of the daily permitted disposal capacity at the Badlands Sanitary Landfill and the El Sobrante Landfill.

The Project is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. 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(e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Determination: Less Than Significant Impact.
Sources: California Assembly Bill 939 (Sher), Riverside County Waste Resources Management District, Riverside County Integrated Waste Management Plan, Riverside County Waste Management Department, Solid Waste System Study Report, Waste Management "El Sobrante Landfill"

Plans, Policies, or Programs (PPP)

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

PPP 3.19-1 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.

Impact Analysis.

Construction Related Impacts

Waste generated during the construction of the Project would primarily consist of discarded materials from the construction of driveways, 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 September 30, 2019, 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 construction period for the commercial facility. 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 operator(s) would be required to coordinate with the waste hauler to develop collection of recyclable materials for the commercial facility on a common schedule as set forth in applicable local, regional, and State programs. Recyclable materials that would be recycled by the commercial facility 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 commercial facility are reduced in accordance with existing regulations.

Based on the above analysis, 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

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

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

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the Project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		■		
b. Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		■		
c. Does the Project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		■		

Impact Analysis

3.20(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:

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 Measures (MM)

BIO-1, BIO-2, CR-1, CR-2, GEO-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 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.

3.19(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, 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, CR-2, GEO-1, GHG-1 through GHG-6, NOI-1 through NOI-3, TR-1 and TR-2, 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 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 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)

GHG-1 through GHG-6, NOI-1 through NOI-3 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, the Project does not have impacts which would cause substantial adverse effects on human beings, either directly or indirectly.

4.0 REFERENCES

California Environmental Quality Act (CEQA) Guidelines. http://opr.ca.gov/m_ceqa.php

California Environmental Quality Act (CEQA) Air Quality Handbook.
http://opr.ca.gov/m_ceqa.php

City of Jurupa Valley General Plan, 2017 www.jurupavalley.org

City of Jurupa Valley General Plan EIR, 2017 www.jurupavalley.org

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

Countywide Integrated Waste Management Plan www.rivcowom.org

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

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

South Coast Air Quality Management District, Final 2016 Air Quality Management Planwww.aqmd.gov

Western Riverside County Multiple Species Habitat Conservation Plan.
http://www.rctlma.org/mshcp/

Western Riverside Council of Governments Subregional Climate Action Plan, September 2014.
http://www.wrcog.cog.ca.us/community/sustainability

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: MA 19041

DATE: March 25, 2020

PROJECT MANAGER: Rocio Lopez**,** Senior Planner

PROJECT DESCRIPTION: Commercial shopping center with an anchor market, sit-down restaurant, two (2) drive-thru restaurants, gas station with convenience store and a drive-thru car wash on a 16.2 acre site.

PROJECT LOCATION: Southeast corner of Van Buren Boulevard and Rutile Street. The Project site is also identified by the following Assessor Parcel Numbers: APNs: 167-330-006,010,015 and 167-110-039.

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., architectural features).

- ***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 9.148-040 (3)(b), buildings shall not exceed fifty (50) feet unless a height up to seventy-five (75) feet is approved pursuant to Section 9.240.370.	Planning Department	Prior to the issuance of building permits	
PPP 3.1-2 As required by the General Plan Land Use Element, the Floor Area Ratio (FAR) shall not exceed 0.60	Planning Department	Prior to the issuance of building permits	
PPP 3.1-3 All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106 or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.	Planning Department	Prior to the issuance of building permits	
PDF 3.1-1 As required by the building elevations submitted as part of the application materials for MA 19041, the primary exterior of the proposed buildings will consist of stucco exterior with batten boards, decorative stone, and tempered glass with glazing.	Planning Department	Prior to the issuance of building permits	
AIR QUALITY			
PPP 3.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.	Public Works and Engineering Department	During grading	
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 402 "*Nuisance*." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.	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 402 "*Nuisance*." Adherence to Rule 402	Planning Department	On-going	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
reduces the release of odorous emissions into the atmosphere.			
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.			
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	
MM-BIO-1: Pre-Construction Burrowing Owl Survey. Within 30 calendar days prior to the issuance of a grading permit, a qualified biologist shall conduct a survey of the proposed impact footprint and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Jurupa Valley Planning Department prior to the issuance of a grading permit and subject to the following provisions: a. In the event that the pre-construction survey identifies no burrowing owls in the impact area, a grading permit may be issued without restriction. b. In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owl, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife relocation protocol. If proximate alternate habitat is not present as determined by	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:
the biologist, active relocation shall follow California Department of Fish and Wildlife relocation protocol. The biologist shall confirm in writing to the Planning Department that the species has fledged or been relocated prior to the issuance of a grading permit.			
MM-BIO-2- Nesting Bird Survey. Prior to the issuance of a grading permit, the City of Jurupa Valley Planning Department shall ensure vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 15), 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 active 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 as determined by a qualified biologist, shall be subject to review and approval by the Planning Department. 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	Planning Department	Prior to the issuance of a grading permit	
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	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:
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.	Public Works and Engineering Department Planning Department	During grading and in the event of discovery of resources 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 *California Building Code* 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 3.9, *Hydrology and Water Quality* shall apply.	Engineering Department	Prior to the issuance of a grading permit and during operation	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
MM-GEO-1: 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 GEO-2 shall apply.	Panning Department	Prior to the issuance of a grading permit.	
MM-GEO-2: 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.	Public Works and Engineering Department Planning Department	During grading and in the event of discovery of resources during grading	
GREENHOUSE GAS EMISSIONS			
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.	Building & Safety Department	Prior to the issuance of building permits	
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.	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 3.8-3 As required by Municipal Code Section 8.05.010 (8), the Project proponent shall comply with the California Green Building Standards	Building & Safety Department	Prior to the issuance of building permits	
MM- GHG-1: GHG Reduction Documentation. Prior to the issuance of a building permit, documentation that the following GHG reduction measures shall be shall be implemented by the project is required. Documentation may consist of a letter stating how the project will comply and identify the verification mechanism for each measure required below (e.g. shown on building plans, landscaping plans, etc.) 1. The project shall devise a comprehensive water conservation strategy to reduce water use during project operation. The strategy will include the following: • Install drought-tolerant plants for landscaping. • Install water-efficient irrigation systems, such as weather-based and soil-moisture- based irrigation controllers and sensors, for landscaping according to the California Department of Water Resources Model Efficient Landscape Ordinance. Ensure that all landscape and irrigation measures are in compliance with the City's Municipal, Landscaping and Water Conservation requirements.	Building & Safety Department	Prior to the issuance of building permits	
MM-GHG-2: Building Design. The project will design building shells, building components, such as windows, roof systems and electrical systems to meet 2016 Title 24 Standards, which are 5 percent more stringent than the 2013 Title 24 Standards for nonresidential buildings.	Building & Safety Department	Prior to the issuance of building permits	
MM-GHG-3: LEED Features. Buildings will be designed to provide CALGreen Standards with Leadership in Energy and Environmental Design (LEED) features for potential certification and will employ energy and water conservation measures in accordance with such standards. This includes design considerations related to the building envelope, HVAC, lighting, and power systems. Additionally, the architectural expression such as roofs and windows in the buildings will relate to conserving energy.	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:
MM-GHG-4. Energy Efficient Lighting. Prior to the issuance of a building permit, building plans shall require that high-efficiency lighting (such as LED lighting that is 34 percent more efficient than fluorescent lighting) be installed within buildings on-site.	Building & Safety Department	Prior to the issuance of building permits	
MM-GHG-5. Efficient Building Materials/Equipment. The project will utilize building materials/methods and heating equipment that are efficient and reduce emissions.	Building & Safety Department	Prior to the issuance of building permits	
MM-GHG-6.Parking Lot Shading. A parking lot shading plan shall be required, which includes a shading calculation table. Within 15 years after establishment of the automobile parking area, the project shall require that a minimum of 50 percent automobile parking area to be shaded by shade trees.	Planning Department	Prior to the issuance of building permits	
MM-GHG-7: Reduce Indoor Water Demand. Prior to the issuance of a building permit, building plans shall require that all faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures that would reduce indoor water demand by 20% per CalGreen Standards.	Building & Safety Department	Prior to the issuance of building permits	
HAZARDS AND HAZARDOUS MATERIALS			
PPP 3.9-1 As required by Health and Safety Code Section 25507, if a future business handles a hazardous material or a mixture containing a hazardous material that has a quantity at any one time above the thresholds described in Section 25507(a) (1) through (6). a business shall establish and implement a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Section 25503, aid business shall obtain approval from the Riverside County Department of Environmental Health prior to occupancy.	Planning Department	Planning Department to confirm if Riverside County Department of Environmental Health requires a Business Plan prior to occupancy	
HYDROLOGY AND WATER QUALITY			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
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.	Public Works and Engineering Department	Prior to the issuance of grading permits	
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.	Public Works and 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, *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	Public Works and 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:
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	Public Works and Engineering Department	During operation	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
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.			
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 for Conditional Use Permit No. 17004, 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	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:
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."			
Mitigation Measure NOI-2-Sound Wall: Prior to the issuance of building permits, the final site plan shall include an 8-foot high wall on the property lines separating the project from any existing residences. The wall shall consist of decorative concrete block and shall have no decorative cutouts or other line-of-sight openings between shielded areas and the noise source.	Planning Department	Prior to the issuance of a building permit	
Mitigation Measure NOI-3-HVAC Equipment. Prior to the issuance of building permits, the building plans shall require that any rooftop or ground mounted HVAC units shall be positioned at a physical distance as far as plausible from adjacent residences. In addition, the equipment shall be shielded by a parapet wall with a height equal or greater than the equipment. The height of the wall must be taller than HVAC and be designed to completely shield any noise that may be able to flank around the wall.	Planning Department	Prior to the issuance of a building permit	
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	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 3.15-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.	Building & Safety Department	Per Municipal Code Chapter 3.75	
PPP 3.15-3 Prior to the issuance of any building permit, the Project Applicant shall pay required development impact fees to the Jurupa Unified School District following protocol for impact fee collection.	Building & Safety Department	Prior to the issuance of building permits	
PPP 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			
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	
MM TR-1: <u>Roadway and Signal Improvements.</u> The project applicant shall construct the following improvements prior to the issuance of the first occupancy permit 1) <u>Van Buren Blvd/Bellegrave Ave.</u> – Re-time/optimize existing signalized intersection for the PM peak hour to allow for a longer westbound left-turn phase. Cycle length to remain the same. This improvement may require additional equipment as determined by the Public Works Department. 2) <u>Rutile St/Galena Ave. (N)</u> – Convert existing one-way stop controlled	Public Works and Engineering Department	Prior to the issuance of the first occupancy permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
intersection into a signalized intersection. Signal to be coordinated with nearby railroad crossing, existing intersection of Van Buren Blvd/Rutile St., and future traffic signal on Van Buren at project site entrance. Rutile St/Galena Ave. signal will operate as an additional pre-signal for the Van Buren/Rutile intersection due to the short intersection spacing. Applicant will be responsible for furnishing any and all new equipment and parts required for the signal(s) and signals coordination; i.e. a second master controller that can "oversee" the operations of the various signal sets to allow for coordination and the RR pre-emption operation. 3) Etiwanda Ave/Van Buren Blvd. – Re-time/optimize existing signalized intersection for the both the AM/PM peak hour to accommodate added volumes. Cycle length to remain the same. This intersection is coordinated with the Caltrans traffic signal at the WB SR60 Off-Ramp and the new traffic signal at the intersection of Etiwanda Avenue and Riverside Drive. A coordination plan shall be prepared between all of these signals.			
MM TR-2: Fair Share Payment- Van Buren Blvd/Bellegrave Ave. - The project applicant shall contribute fair share funding as determined by the Public Works Department for the following improvement prior to issuance of the first occupancy permit: Van Buren Blvd/Bellegrave Ave – Improve northbound approach from two existing northbound through lanes, to three northbound through lanes.	Public Works and Engineering Department	Prior to the issuance of the first occupancy permit	
TRIBAL CULTURAL RESOURCES			
TCR-1- NATIVE AMERICAN MONITORING, TREATMENT OF DISCOVERIES, AND DISPOSITION OF DISCOVERIES. **I.** **c) TREATMENT PLAN**: Prior to the issuance of a grading permit, the applicant shall submit a treatment plan in accordance with II (b) "Treatment of Discoveries" of this mitigation measure for the review and approval of the Planning Director.	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:
d) ARCHAEOLOGICAL MONITOR: Prior to the issuance of the grading permit, the applicant shall submit documentation that an archeological monitor meeting the professional standards of the Secretary of Interior's Standards will be present for all ground-disturbing activities. The documentation shall include the archaeological contact information, too. An archaeological monitor shall be present for all ground-disturbing activates in conjunction with the project.			
II.			
d) **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 (Gabrieleño Band of Mission Indians – Kizh Nation and the Soboba Band Luiseño Indians). The applicant shall coordinate with the Tribe(s) 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.			
e) **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 consulting 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, possible avoidance, and if necessary a 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 procedures (limited to non-destructive analysis), 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, whichever is appropriate. At the completion of the basic			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
field analysis and documentation, any recovered tribal cultural resources shall be temporarily curated according to current professional repository standards until the course for final disposition is determined. y. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the Jurupa Valley Planning Department, the Eastern Information Center, and the appropriate Native American Tribes. f) **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: **2.** 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. **3.** 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. **4.** If more than one Native American Group is involved with the project and cannot come to a consensus as to the disposition of			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
cultural materials, they shall be curated at the Western Science Center by default. **5.** 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.			
UTILITY AND SERVICE SYSTEMS			
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.	Building & Safety Department	Prior to the issuance of building permits	

EXHIBIT B OF ATTACHMENT NO. 1

Recommended Conditions of Approval

EXHIBIT B

PLANNING DEPARTMENT

1. **PROJECT PERMITTED.** MA19041 (CUP19003 & SDP20010) is for a two (2) phased development of the Van Buren Marketplace, a 90,262 square foot commercial center on a 15.9-acre site. Project site located at the southwest corner of Van Buren Boulevard and Rutile Street, APNS: 167-330-006; 167-330-010; 167-330-015 and 167-110-039.

   The project must be phased according to the approved Colored Phasing Plan. Phase 1 consists of the construction of the following aspects of the Van Buren Marketplace:

   - Gas Station Canopy: 3,456 sq. ft.
   - Convenience Store: 2,976 sq. ft.
   - Drive-thru Car Wash: 5,043 sq. ft.
   - Anchor Market (Bldg. 4): 38,000 sq. ft.
   - Full-Service Restaurant (Bldg. 5): 7,650 sq. ft.

   Phase 2 is for the future construction of the remaining portion of the Van Buren Marketplace:

   - Drive-thru Restaurant (Bldg. 1): 3,452 sq. ft.
   - Retail Building/Drive-thru Restaurant (Bldg. 2): 4,166 sq. ft.
   - Retail (Bldg. 3): 5,100 sq. ft.
   - Retail (Bldg. 6): 5,130 sq. ft.
   - Retail (Bldg. 7): 3,360 sq. ft.
   - Retail (Bldg. 8): 11,929 sq. ft.

2. **PHASING 1 SCHEDULE. The requirements for Phase 1 are as follows:**

   a. Construction of Phase 1 shall be consistent with the approved Colored Phasing Plan.

   b. Construction of the buildings for the anchor tenant (Building 4) and full-service restaurant (Building 5) must be constructed prior to or concurrently the gas station, convenience store and car wash may be constructed concurrently with Building 4 (Anchor tenant) and Building 5 (full-service restaurant).

   c. No Certificate of Occupancy shall be issued for the gas station, convenience store or car wash until a Certificate of Occupancy have been issued for both Building 4 (anchor tenant) and Building 5 (full-service restaurant).

3. **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.

4. **CONSENT TO CONDITIONS.** Within thirty (30) days after project approval, the owner or designee shall submit written consent to the required conditions of approval to the Planning Director or designee.

5. **MITIGATION MEASURES.** This project shall be subject to, and comply with, all of the mitigation measures set forth in the Mitigation Monitoring and Reporting Program adopted by the Planning Commission Resolution No. 2020-04-22-01 in connection with the adoption of a Mitigated Negative Declaration prepared for the project.

6. **FEES.** The approval of MA19041 (CUP19003 & SDP20010) shall not become effective until all planning fees have been paid in full.

7. **INCORPORATE CONDITIONS. Prior to the issuance of any building permit,** the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the project's final approval.

8. **CUP - APPROVAL PERIOD.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By "use", it shall mean the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to one (1) year of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, it shall become null and void.

9. **SDP - APPROVAL PERIOD.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to three (3) years of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within five (5) years of the approval date this permit, it shall become null and void.

10. **CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans (listed below dates ranging from March 1, 2020 to April 16, 2020) with any changes in accordance to these conditions of approval:
    a. Site Work Plans
    b. Site Details Plans
    c. Civil Engineering (Grading)
    d. Landscape Plans
    e. Architectural Set of Plans
    f. Colored Phasing Plan (dated: April 16, 2020)
11. **FARM STYLE ARCHITECTURE.** The shopping center shall be designed and constructed consistent with Farm-style Architecture as illustrated on the Planning Department style sheet for Farm style. Plans shall be submitted with farm style architecture for Planning Director approval **prior to the issuance of the first building permit**.
12. **PLANNING REVIEW OF GRADING PLANS. Prior to the issuance of any grading permit**, the aesthetic impact of slopes and grade differences where the project adjoins streets or other properties shall be approved by the Planning Director.
13. **ON-SITE LANDSCAPING.** The following items shall be approved by the Planning Director, including landscape and irrigation plans as modified in accordance with this condition **prior to the issuance of the first building permit**:
    a. Complete "Professional Services (PROS)" application (Planning) for the review of the final landscape, irrigation, and shading plans.
    b. Initial deposit for PROS application.
    c. The total cost estimate of landscaping, irrigation, labor, and one-year maintenance.
    d. Completed "City Faithful Performance Bond for Landscape Improvements" form with original signatures after the City provides the applicant with the required amount of bond. This bond is for landscaping not within publicly maintained areas.
    e. Completed City Landscape Agreement with original signatures after the City has reviewed the submitted cost estimate.
    f. Three (3) sets of final on-site landscape, irrigation plans, shading plan with digital copies in 8.5" x 11" on a CD that shall address **all of the following requirements**:
        1. Compliance with Chapter 9.283 Water Efficient Landscape Design Requirements
        2. Consistent with the approved conceptual plans
        3. Provide an inventory of on-site existing trees 4" caliper or larger. Indicate caliper, approximate height, and condition. Provide an exhibit indicating which existing trees will be preserved.
        4. Provide landscape erosion control planting and irrigation for all manufactured slopes 3 feet or taller or otherwise provide retaining walls at the property line.

5. Provide a preliminary horticultural soils report and recommendations upon which initial soil preparation specifications are based.

6. Add minimum 12-inch planter area adjacent to Buildings 1 and 2 along drive-thru lanes.

7. Add raised planters to include yew pine shrubs of sufficient width and height to properly screen the seating areas at Buildings 1 and 2.

8. Provide a "Detailed Site Furnishings" plan which includes detailed information and location of the tables, chairs, planter pots, benches, trash receptacles, bike racks, hitching post structure and other on-site amenities. Such plan shall require the review and approval of the Planning Director.

Prior to the issuance of the first Certificate of Occupancy for MA19041 (CUP19003 & SDP20010) the following events shall be satisfied in the order it is listed:

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

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

14. ACCESSORY STRUCTURES OR EQUIPMENT FOR THE GAS STATION. Prior to the issuance of any building permit, the applicant shall submit plans indicating the location of accessory structures or equipment (including the vapor recovery system, air and water dispensers). These accessory structures or equipment shall not be located within 10 feet from the rights-of-way.

15. MASTER SIGN PROGRAM.

a. **Architectural Style.** The Master Sign Program shall be consistent with the architectural style of the shopping center. If the City approves a different architectural style than the Farm-style for the shopping center, the Master Sign Program shall be revised accordingly and submitted for the Planning Director's review and approval.

b. Prior to the issuance of the first Building permit, the applicant shall submit a Site Development Permit (SDP) to the Planning Department for review and approval of the Master Sign Program by the Planning Director. The Master Sign Program shall include the following:

i. Include a provision consistent with the following requirement: "No advertising of alcoholic beverages on gasoline islands; no lighted advertising of alcoholic beverages on the exterior of the building or within window areas;"

ii. The Master Sign Program shall be consistent with the Jurupa Valley Municipal Code, Title 9 (Planning and Zoning), including the maximum surface area for wall signs.

iii. All signage, including freestanding signs, shall incorporate the development's architectural theme.

16. <u>ADVERTISING SIGNAGE.</u> Window signage shall be prohibited.

17. <u>DELIVERIES.</u>

a. <u>Restricted Loading / Unloading Times</u>. Hours of delivery for the project site shall only occur between the hours of 7:00 am – 6:00 pm on Mondays to Fridays. Failure to comply with this condition is a violation of this approval of MA19041 (CUP19003 & SDP20010). If the applicant does not correct the violation or has repeatedly violated this condition, the applicant shall be subject to a Planning Commission's public hearing to resolve the violation. If the violation cannot be cured for any reason after the Planning Commission's public hearing, (CUP19003 & SDP20010) may be subject to revocation.

18. <u>OWNERSHIP AND MAINTENANCE OF COMMON AREA. In the event that ownership changes, and there is more than one owner, the following conditions shall be satisfied:</u>

a. <u>Formation of a Permanent Organization</u>. <u>Prior to the recordation of the final map</u>, the applicant shall form a permanent organization, such as a property owners' association, for the ownership and maintenance of all common areas including, but not limited to, landscaping, parking areas, and circulation systems (areas) in perpetuity.

b. <u>Covenants, Conditions, and Restrictions (CC & Rs).</u> <u>Prior to the recordation of the final map</u>, the applicant shall submit Covenants, Conditions, and Restrictions (CC&Rs) for the Planning Director review and approval. The CC&Rs shall identify the common areas for ownership and maintenance with text and an exhibit. The common areas shall include the following items:

i. Access and Circulation Areas

ii. Drainage Facilities

iii. Landscaping and Irrigation

iv. Parking Areas

v. On-site Exterior Lighting Fixtures

vi. Trash Enclosures

vii. Walls and Fencing

viii. Any additional item that may be required by the Planning Director

c. **<u>Reciprocal Access, Parking and Circulation</u>**. **<u>Prior to the issuance of any building permit</u>**, the Applicant, or his/her designee, shall record a reciprocal non-exclusive easement for vehicular and other rights of ingress and egress over the parking areas and driveways to allow access from public streets between any parcels which will not be merged. Said access easement shall be approved by both the Planning and Engineering Departments.

19. **PERIMETER WALL & FENCE. Prior to the issuance of any Building permit**, the applicant shall submit a Wall & Fence plan that satisfies this condition for the review and approval of the Planning Director.

    - **Split-face Wall and Fence.** Split-face walls and fencing shall be constructed per the conceptual wall and fence plan per sheet WP1 and site details sheets SD1 and SD2 within the architectural set of plans noted in Condition No. 11.

20. **EQUESTRIAN TRAIL**. In the event that the Applicant desires to implement the 10-foot equestrian trail shown on the approved plans, the following shall apply: **Prior to the issuance of any Building permit:**

    a. The applicant, or his/her designee, shall submit a detailed plan showing the precise location and design of the 10-foot wide DG (decomposed granite) trail and trail fence as shown along Rutile and Galena Streets to the satisfaction of the JARPD and the Planning Director.

    b. The applicant, or his/her designee, shall dedicate the 10-foot wide easement for trail purposes to JARPD. Proof of such dedication shall be provided to the Planning Department.

    c. **Trail Fence.** The split-rail fencing for the trail shall be constructed per the Jurupa Area Recreation Parks Department (JARPD) trail fence detail. Prior to the issuance of any Building permit, the applicant shall submit exhibits that satisfy this condition for the review and approval of the JARPD and the Planning Director.

21. **LANDSCAPE ALTERNATIVE TO EQUESTRIAN TRAIL.** In the event that the equestrian trail is not implemented as shown on the approved plans, the plans shall provide for trees and landscaping instead of the 10-foot trail. Landscape and irrigation plans shall be approved by the Planning Director **prior to the first building permit of the shopping center.**

22. **HITCHING POST.** Applicant shall submit detailed plans for the hitching post structure to the satisfaction of the Planning Director.

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

    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.

24. **PEDESTRIAN ON-SITE PATHWAYS.** All on-site pedestrian access pathways shall be constructed with decorative paving such as colored concrete pavers or stamped concrete to the satisfaction of the Planning Director.

25. **DECORATIVE DRIVEWAY ENTRY AREAS.** All driveways shall be constructed with decorative paving such as colored concrete pavers or stamped concrete to the satisfaction of the Planning Director.

26. **EFFECTIVE DATE OF CONDITIONAL USE PERMIT (SALE OF BEER AND WINE).** The Conditional Use Permit shall not take effect until the following conditions of approval are satisfied:

a. **Security System.** The applicant shall install (1) an alarm system and (2) a surveillance monitoring system. The surveillance monitoring system shall include the surveillance monitoring of all entrances and exits. The surveillance plan shall be reviewed and approved by the Planning Department and by the Riverside County Sheriff's Department.

b. **L.E.A.D. Certificate.** The applicant and any employees of the retail selling alcoholic beverages for off-site consumption shall provide the "Licensee Education on Alcohol and Drugs" (L.E.A.D.) completion certificate to the Planning Department.

27. ADDITIONAL REQUIREMENTS RELATED TO SALE OF BEER & WINE FOR CONVENIENCE STORE AT GAS STATION.

a. **Education for Public.** Applicant shall educate the public regarding laws related to alcohol such as driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages. Applicant shall provide proof of satisfying the condition when requested by the City.

b. **Permitted Display/Storage Locations of Beer and Wine.** The display or storage of alcoholic beverages shall only be as shown on the approved floor plans. No displays of beer and wine within 5 feet of any entrance or checkout counter. Cold beer or wine must be sold or displayed in permanently fixed electrical coolers only.

c. **On-site Advertisement for Beer or Wine.** No advertising of alcoholic beverages on gasoline islands; no lighted advertising of alcoholic beverages on the exterior of the building or within window areas.

d. **Employees' Minimum Age to sell alcohol.** Employees must be at least 21 years of age if selling any alcoholic beverages between the hours of 10:00 pm and 2:00 am.

e. **Drive-Thru Sales Prohibited.** If future development included a drive-thru for the convenience store, the following restriction shall apply: no alcoholic beverage sales shall be made from a drive-in window.

28. LIMITED SALES OF ALCOHOLIC BEVERAGES. The following types of alcoholic beverages (beer and wine) for off-site consumption are prohibited:

a. Single can or bottle of alcoholic beverage less than or equal to forty (40) ounces.

b. Packages containing less than six (6) cans, or bottles, to a case.

29. IMMEDIATE REMOVAL OF LOITERERS. The applicant shall remove any loiterer once discovered. If the applicant fails to immediately remove any loiterer, the Conditional Use Permit for the sale of beer and wine for off-site consumption may be subject to revocation.

30. ACCESS POINTS OF THE CONVENIENCE STORE. All exterior access points to the building shall be secured and illuminated to identify any person and/or activity during late night hours. Employees shall limit trash removal and any unnecessary opening of exterior access points during late night hours.

31. MAINTENANCE OF PROPERTY. The applicant shall maintain the shopping center and be kept free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.

32. ARB SIGN FOR IDLING. Prior to the issuance of final occupancy permit, signs limiting the amount of time allowed for truck engine idling shall be installed. The applicant shall submit a plan that includes the location and details of a sign stating that "The driver of a diesel-fueled motor vehicle with a gross vehicle weight rating (GVWR) greater than 10,000 pounds is prohibited from idling the vehicle's primary engine for more than five (5) minutes at any location and may not operate a diesel fueled auxiliary power system (APS) for more than 5 minutes at any location on the property. The minimum penalty for an idling violation is $300.00. To report a violation, please contact 1-800-END-SMOG."

A sign shall be placed at the truck entrance of the property and one sign at each row of truck parking at a height from the ground of 5 to 6 feet and shall not be less than 24 square inches in size.

All truck idling time (including off-road equipment used during construction or operation) with a gross vehicle weight rating (GVWR) 10,000 pounds or less shall be limited to a maximum of three (3) minutes within the site.

33. TRASH COLLECTION.

a. Detailed plans for trash enclosure(s) shall be approved by the Planning Director **prior to the issuance of any building permit.** Walls of the enclosure and any solid gates shall have graffiti protection coating.

b. An approval or clearance letter from the waste collection agency shall be submitted to the Planning Department **prior to the issuance of any building permit.**

34. OUTDOOR LIGHTING. All outdoor lighting fixtures shall be maintained in good condition. Light fixtures shall be shielded to prevent any light to flood onto adjacent properties.

Photometric Plan. A photometric plan and exhibits of lighting fixtures shall be approved by the Planning Director **prior to the issuance of any building permit**. Lighting shall not flood or glare onto adjacent properties.

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

36. 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.

37. IMPACT FEES. The applicant shall the pay the following impact fees (unless exempt) in accordance to Title 3 of the Municipal Code:

a. Development Impact Fee (DIF) Program. Prior to final occupancy. The applicant shall pay any owed DIFs by the required deadline pursuant to Chapter 3.75 of the Jurupa Valley Municipal Code.

b. Multiple Species Habitat Conservation Plan Mitigation (MSHCP) Fee. Prior to the issuance of any building permit, the applicant shall pay any owed MSHCP fees by the required deadline pursuant to Chapter 3.80 of the Municipal Code.

c. Transportation Uniform Mitigation Fee (TUMF) Program. Prior to final occupancy. The applicant shall show proof of payment of TUMF fees by the required deadline pursuant to Chapter 3.70 of the Municipal Code.

d. Road, Bridge Benefit District Fee (RBBD) Program. Prior to final occupancy. The applicant shall show proof of payment of RBBD fees.

38. <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 CONDITIONS

1. **GENERAL REQUIREMENTS**

1.1. The use hereby conditioned is for a Conditional Use Permit (CUP 19003) of the project site located at the southwest corner of Van Buren Boulevard and Rutile Street, identified as Assessor Parcel Numbers 167-330-006, 167-330-010, 167-330-015, and 167-110-039, for commercial purposes that generally include a gas station, convenience store, restaurants, and anchor market store. Exhibits titled Van Buren Marketplace Plot Plan, prepared by Heady Design, Inc.; dated March 25, 2020, and Site Plan (Phase I), prepared by Heady Design, Inc.; dated March 25, 2020 are hereby referenced.

1.2. 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 Applicant shall secure approval from all (if any) easement holders for all grading and improvements which are proposed over the respective easement or provide evidence that the easement has been relocated, quitclaimed, vacated, abandoned, easement holder cannot be found, or is otherwise of no affect. Should such approvals or alternate action regarding the easements not be provided, the Applicant may be required to amend or revise the permit.

1.3. All onsite stormwater and water quality management post-construction facilities and features (BMPs) will require maintenance by the property owner and/or a Property Owner's Association (POA).

1.4. All offsite stormwater and water quality management post-construction facilities and features (BMPs) will require maintenance by a Public Agency. To ensure that the general public is not unduly burdened with future costs, the Applicant shall annex to Jurupa Valley L&LMD 89-1-C to provide for maintenance of water quality treatment BMPs in perpetuity subject to the approval of the City Engineer.

1.5. The project shall be annexed to Jurupa Valley L&LMD 89-1-C for street lighting and maintenance of landscape/irrigation within the public right-of- way unless provided by a different public agency.

1.6. All utility extensions within the development shall be placed underground.

1.7. Applicant shall provide mechanism to allow for cross-lot drainage. CC&Rs for this project shall capture the responsibilities and an easement will be required among parcel(s) as applicable and opportune.

1.8. Applicant shall provide mechanism for reciprocal access among parcels. CC&Rs for this project shall capture the responsibilities and an easement will be required among parcel(s) as applicable and opportune.

1.9. Old Rutile Street alignment is shown on exhibits provided by the applicant, applicant is responsible to identify all (if any) utilities that lay within the easement and of any related relocation as required by utility purveyor(s). If easement abandonment is required, the

applicant will be responsible for the application and related cost.

2. PRIOR TO GRADING PERMIT

2.1. No grading permit, including mass, rough, and/or precise, shall be issued until the associated Planning application and pertinent permits are approved and in effect.

2.2. All grading shall conform to the California Building Code, as adopted by the City of Jurupa Valley, the City's Municipal Code Title 8, and all other relevant laws, rules, and regulations governing grading in the city of Jurupa Valley. Grading shall be performed in accordance with the recommendations of the geotechnical report. Plans shall be approved by the city Engineer and securities shall be in place prior to permit issuance.

2.2.1. Prior to approval of the grading plan, the Applicant shall submit a project specific final geotechnical report for review and approval of the Engineering department. The final geotechnical report should address comments provided during the entitlement review of the preliminary geotechnical report.

2.2.2. Final Geotechnical report shall address comments made on preliminary report, including but not limited to:

2.2.2.1. Reference to current site plan.

2.2.2.2. Updated groundwater depth information using California State Water Resources Control Board and/or other appropriate resource.

2.2.2.3. Recommendations for remedial grading for non-building areas such as walls, parking areas, drive isles, hardscape, etc.

2.2.2.4. Recommendations for lateral distance beyond the site wall foundations and remedial grading required (if any) at site walls proposed to avoid undermining existing structures.

2.2.2.5. Soil corrosivity and soluble sulfate content as it relates to concrete to be used on site.

2.2.2.6. Statement regarding planned infiltration at site will have an impact on the liquefaction hazard on the site; as well as, if settlement related to collapsible soils is a concern for the project. Appropriate recommendations to mitigate these conditions should be included on the report.

2.2.2.7. All other comments included in the Engineering inter-office memo pertaining geotechnical report comments.

2.3. Rough grading shall include the entirety of the site (Phase I through III inclusive). Precise grading plans may be on a per phase basis.

2.3.1. Precise grading plans shall show appropriate clearance for onsite vehicle circulation. For example, carwash vehicle parking, southeasterly entrance circulation and alignment conflicts (traffic control required), etc.

2.4. Prior to approval of the precise grading plan, the Applicant shall prepare a detailed final flood hazard/hydrology and hydraulics report for review and approval of the city engineer.

2.4.1. Final hydrology report shall be for entire project site.

2.4.2. Final hydrology report shall verify protection of adjacent properties against site runoff, particularly abutting residences.

2.4.3. Final hydrology report shall address effects of required offsite improvements on drainage patterns and runoffs. For example, any ponding and drainage effects on Rutile Street intersection with Woodbridge Lane area. Applicant will be required to mitigate low point and ponding issues, if any, at transition from proposed improvements to existing improvements.

2.5. Project is proposing buildings and structures over property lines; prior to issuance of the precise grading permit, the applicant shall identify survey application to adjust onsite property lines. An application shall be filed with the appropriate department.

2.5.1. Application may be for a tentative parcel map, lot line adjustment, and/or parcel merger as proposed by the applicant's surveyor of work and approved by the City Engineer.

2.5.2. Precise grading permit will not be issued until the appropriate application has been filed.

2.6. A hauling permit may be required for this project for the import/export of material using city streets, the review and approval of the haul route by the Engineering Department will be required. Where grading involves import or export the Applicant shall obtain approval for the import/export location, from the Engineering Department if located in the City. All materials for import/export shall be approved in accordance with Title 8 of the City of Jurupa Valley Code of Ordinances. If import/export location is outside of the City, the Applicant shall provide evidence that the jurisdictional agency has provided all necessary approvals for import/export to/from the site.

2.7. The grading plan shall provide for acceptance and proper disposal of all off-site drainage flowing onto or through the site. Should the quantities exceed the street capacity, the Applicant shall provide adequate drainage facilities and/or appropriate easements as approved by the city engineer. All drainage easements shall be shown on the grading plans and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed", drainage easement record information shall be shown on the plans. If quantities exceed the existing infrastructure capacity, the applicant is responsible to provide design and adequate sizing of the affected infrastructure.

2.8. It shall be the sole responsibility of the Applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading shown on the tentative map exhibit.

2.9. Temporary erosion control measures shall be implemented immediately following rough/mass grading to prevent transport and deposition of debris onto downstream properties, public rights-of-way, or other drainage facilities. Erosion Control Plans showing these measures shall be submitted along with the grading plan for approval by the City Engineer.

2.10. If grading is required offsite, the Applicant shall obtain written permission from the property owner(s) to grade as necessary and provide a copy to the Engineering Department.

2.11. It is assumed that the conceptual grading and the provisions for water quality management shown on the referenced exhibits and conceptual drawings accompanying this application can comply with all requirements for a Final Water Quality Management Plan (F-WQMP) without substantial change. Prior to approval of the precise grading plan, the Applicant shall prepare, or cause to be prepared, a Final WQMP in conformance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFC&WCD) for approval of the city engineer.

2.12. Prior to approval of the grading plan for disturbance of one or more acres the Applicant shall provide evidence that it has prepared and submitted to the State Water Resources Control Board (SWRCB) a Storm Water Pollution Prevention Plan (SWPPP) and that SWRCB issued a WDID number which shall be included on the face of the grading plan.

2.13. Precise grading plans shall show all existing and proposed improvements and be consistent with the approved site plan and conditions of approval.

2.14. The Applicant shall provide plans for approval of the city engineer for all public improvements on Van Buren Boulevard for review and approval of the City Engineer. Improvements generally include:

a) Dedication of right-of-way to provide for ultimate right-of-way width of 81 feet from median centerline to the property line. Corner cutbacks are required per Riverside County Standard No. 805.
b) Applicant is responsible for constructing and/or installing the following geometrics four southbound lanes: including acceleration lane (#4 lane) as an access-controlled lane, and concrete paved transition lane (curb lane).
c) Southeast intersection of Van Buren Boulevard and Rutile Street shall provide for a 35-foot radius curb return. Widening of road to meet approved section may require relocation of improvements at this intersection, applicant is responsible to show relocation on improvement plans and for the installation/construction of such.
d) Design shall include transition from the proposed road width to the existing road width east of the project – at acceleration lane terminus.
e) Streetlights at site frontage.
f) All driveways shall be per Riverside County standard 207A.
g) Parkway improvements include 6-foot sidewalk and curb adjacent parkway landscape.
h) Provide ADA compliant access ramps at crossing (i.e. driveways) and update existing access ramps to current ADA standards.
i) Separate landscape plans for landscape and irrigation within the public right-of-way is required.
j) Project main entrance shall be traffic signal controlled. Separate traffic signal plans shall be submitted for proposed new traffic signal at project entrance.

2.15. The Applicant shall provide plans for approval of the city engineer for all public improvements on Rutile Street for review and approval of the City Engineer. Improvements generally include:

a) Dedication of right-of-way to provide corner cutbacks, per Riverside County Standard No. 805, is required.
b) Parkway improvements such as, but not limited to, curb & gutter, curb adjacent landscape, and 6-foot sidewalk. Improvements shall extend throughout the property's frontage and connect to the south to existing improvements. Plans shall clearly show transition to existing infrastructure.
c) Provide ADA compliant access ramps at crossing (i.e. driveways) and update existing access ramps to current ADA standards. Including ramps at Rutile Street and Woodbridge Lane intersection.
d) All driveways shall be per Riverside County standard 207A.
e) Design shall include transition from the proposed improvements to existing improvements and connection.
f) Streetlights at site frontage.
g) Separate landscape plans for landscape and irrigation within the public right-of-way is required – one set for all landscape and irrigation within the public right-of-way.

2.16. The Applicant shall provide plans for approval of the city engineer improvements identified on the Traffic Impact Analysis report and the mitigation measures related to this project. Including

a) Van Buren Boulevard and Bellegrave Avenue – applicant is responsible for the traffic signal timing modification and optimization of the existing signalized intersection for the PM peak hour to allow for longer westbound left-turn phase; cycle length shall remain the same. Applicant is responsible for any and all equipment that this improvement may require.

b) Rutile Street and Galena Avenue – applicant is responsible for the procurement and installation of a new traffic signal at this intersection, at existing one-way stop-controlled intersection. New traffic signal will need to be coordinated with nearby railroad crossing, existing intersection of Van Buren Boulevard and Rutile Street, and proposed traffic signal on Van Buren at project site entrance. Rutile Street and Galena Avenue signal will operate as an additional pre-signal for the Van Buren Boulevard and Rutile Street intersection due to the sort intersection spacing. Applicant will be responsible for furnishing any and all new equipment and parts required for the signal(s) and signals coordination, i.e. a second master controller that can oversee the operations of the various signal sets to allow for coordination and the rail road pre-emption operation.

c) Etiwanda Avenue and Van Buren Boulevard – Re-timing and optimizing existing signalized intersection for both the AM/PM peak hour to accommodate added volumes; cycle length shall remain the same. This intersection is coordinated with the Caltrans traffic signal at the westbound SR-60 off-ramp and the new traffic signal at the intersection of Etiwanda Avenue and Riverside Drive. A coordination plan shall be prepared between all of these signals.

2.17. Applicant is required to annex into Jurupa Valley Landscape & Lighting Maintenance District 89-1-C for maintenance of the landscape parkway improvements. The Applicant shall submit landscape and irrigation plans for review and approval of the City Engineer.

2.17.1. The annexation shall be in a manner approved by the City Engineer and City Attorney.

2.17.2. For landscaping within public road rights-of-way separate landscape and irrigation plans shall be prepared for approval of the City Engineer. The improvements shall comply with the City's Submittal Guideline and Riverside County Ordinance 461, and Riverside County Ordinance 859, as adopted by the City.

2.17.3. Landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public rights-of-way.

2.17.4. Applicant shall prepare Landscape and Irrigation plans for annexation. Plans shall be prepared per Riverside County Ordinance 859 and per the City's submittal guidelines and package.

2.17.5. Improvements to be included in the annexed zone include, but are not limited to, the maintenance of the following:

a) Parkway landscape maintenance;
b) Parkway tree trimming;
c) Streetlight maintenance (if not by different public agency).

3. PRIOR TO ISSUANCE OF BUILDING PERMIT

3.1. Rough grading must be completed as shown on the conceptual grading plans.

3.2. The Geotechnical Engineer shall certify to the completion of grading in conformance with the approved grading plans and the recommendations of the geotechnical report approved for this project and a licensed land surveyor shall certify to the completion of grading in conformance with the lines and grades shown on the approved grading plans.

3.3. The Applicant shall prepare a precise grading plan for each phase of the project. The precise grading plan shall be approved by the city engineer and securities in place.

3.4. The required water system, including fire hydrants, shall be installed and accepted by the appropriate service district prior to combustible materials being stored on site. All

utility extensions within the development shall be placed underground unless otherwise specified or allowed by these Conditions of Approval.

3.5. All offsite improvement plans shall be approved per these conditions of approval.

3.6. Offsite improvement bonds shall be in place and/or improvements installed and accepted by the City Engineer.

3.7. Prior to issuance of building permit, the applicant shall have completed application, and record document/final map, to adjust location of the property lines per these conditions of approval.

3.8. Applicant shall finish abandonment of any, if any, easements within the site that are required for the development of the site. For example, any related to the old Rutile Street alignment.

3.9. Applicant shall have approved cost estimates for fair-share payments required from this project identified on these conditions of approval and the mitigation measures related to this project. Cost estimates shall be submitted, reviewed, and approved by the City Engineer.

4. **PRIOR TO BUILDING PERMIT FINAL INSPECTION/ CERTIFICATE OF OCCUPANCY**

4.1. The Applicant is responsible for the completion of all grading and improvements for each parcel for which plans are required and shall comply with all requirements within public and private road rights-of-way shown on those Plans. Prior to the first certificate of occupancy, all improvements within the public right-of-way shall be completed and accepted by the City.

4.2. Prior to completion and acceptance of improvements or prior to the final building inspection for the first building, whichever occurs first and as determined by the City Engineer, assurance of maintenance is required by completing annexation to Jurupa Valley L&LMD 89-1-C for landscaping and irrigation, and streetlights unless otherwise maintained by a different public agency. In case another public agency will be maintaining the improvements, prove of the annexation and completion of the process will be required to be submitted to the Engineering department.

4.3. Prior to the first certificate of occupancy, applicant shall ensure that all streetlights within the public right of way, required from this project, are energized.

4.4. Prior to the first certificate of occupancy, applicant is responsible for providing all fair-share payments identified on the TIA, including:

4.4.1. Applicant is responsible for providing fair-share payment for the improvement of northbound approach on Van Buren Boulevard and Bellegrave Avenue intersection from two existing northbound through lanes, to three northbound through lanes.

4.4.2. Applicant is responsible for providing fair-share payment for the improvements required at Pedley Road and Mission Boulevard intersection. Improvements include the re-timing existing signalized intersection to have eastbound/westbound left turn movement run on protective/permissive phasing. This will accommodate increased left turn movements, including new traffic signal equipment that would be required to make this change; cycle length to remain the same.

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

Applicant's name (Print Form): _____

Applicant's name (Signature): _____

Date: _____

ATTACHMENT NO. 2

Existing Off-Sale Licenses in Census Tract 404.03

License Report

Results for: Active Off-Sale Retail License

Census Tract: 404.03

Report Date: Wednesday, April 01, 2020

Show 10 entries

Search:

License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name	Geo Code
360218	ACTIVE	20	11/30/1999	04/30/2020	PEREZ MARKET INC	9790 JURUPA RD, JURUPA VALLEY, CA 92509-3518 Census Tract: 0404.03	PEREZ MARKET	3329
398387	ACTIVE	20	05/27/2003	04/30/2020	JURUPA DAIRY INC	9775 JURUPA RD, JURUPA VALLEY, CA 92509 Census Tract: 0404.03	JURUPA DAIRY	3329

Showing 1 to 2 of 2 entries

Previous 1 Next

405.02
Galena St
Felspar St
405.01
Glen Avon
Agate Park
48th St
Castlerock Rd
Derby Dr
406.05
Mira Loma Middle School
Subject Site
Loma
Jurupa Rd
404.03
52nd St
53rd St
Steve Ave
Cedar St
Agate St
Stone Ave
Serendipity Rd
Marlatt St
Dodd St
404.05
Baldwin Ave
406.06
58th St
Padley Elementary School
Van Buren Blvd
60th St
404.02
61st St
Jurupa Valle
Knolls Golf Course
63rd St
404

ATTACHMENT NO. 3

Number of Authorized Licenses by Census Tracts

Census Tract Authorizations

Printable Report

Download a printable copy of *Census Tract Authorizations* by clicking the PDF download button.

PDF DOWNLOAD

Show 50 entries

Search: 404.03

County	County Population	County Ratio On-Sale	County Ratio Off-Sale	Census Tract	Census Tract Population	On-Sale	Off-Sale
RIVERSIDE	2440124	1060	1759	404.03	5801	5	3

Showing 1 to 1 of 1 entries (filtered from 8,057 total entries)

Previous 1 Next

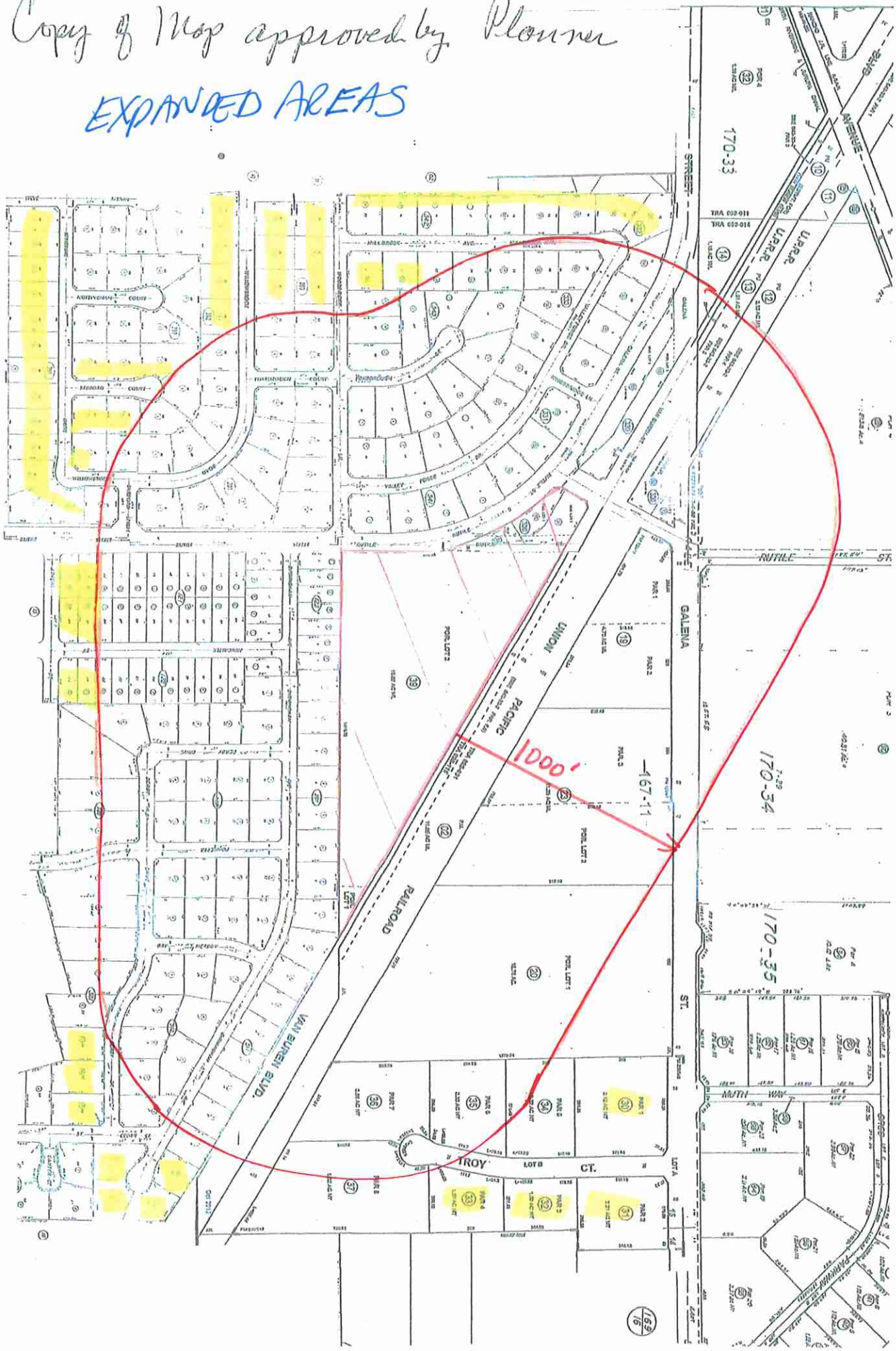
DOWNLOAD REPORT (CSV)

ATTACHMENT NO. 4

Public Notice Radius map

Copy of Map approved by Planner

EXPANDED AREAS



AFFIDAVIT ON PROPERTY OWNERSHIP LIST

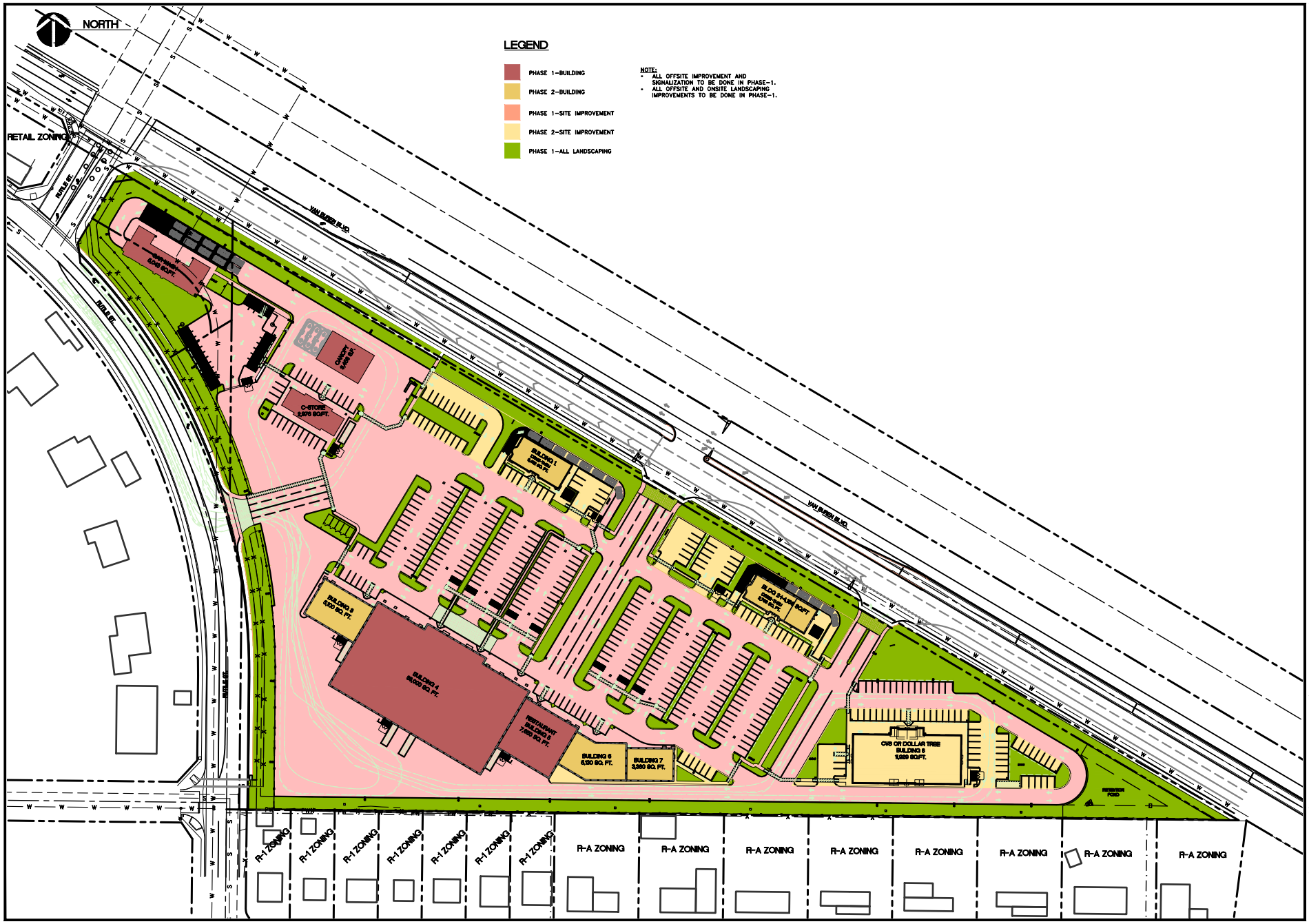
THE ATTACHED LIST REPRESENTS NAMES AND ADDRESSES OF ALL PROPERTY OWNERS LOCATED WITHIN 1000' FEET OF THE EXTERIOR BOUNDARIES OF PROPERTY LOCATED
AT C/O RUTILE + VAN BUREN OR
APN 167-110-39 + 167-330-06 10+15
AS OBTAINED FROM LATEST RIVERSIDE COUNTY TAX ROLE FROM MY DATA SOURCE AND UPDATED MONTHLY TO 12/17/2018 DEEMED RELIABLE BUT NOT GUARANTEED.

Catherine McDermott
SIGNATURE

CATHERINE MC DERMOTT
OWNERSHIP LISTING SERVICE
PO BOX 890684 TEMECULA
CA 92589-0684
PHONE AND FAX 951 699 8064
ownershiplistingservice@hotmail.com

ATTACHMENT NO. 5

Colored Phasing Plan



HEADY DESIGN INC.
7365 Carnelian St. Suite 233
Rancho Cucamonga, CA 91730
Phone: (909) 581-1202
Email: HHeady@headydesign.com

VAN BUREN MARKETPLACE
VAN BUREN BLVD.,
JURUPA VALLEY, CA

COLORED PHASING PLAN

Rev. #	Date	Revision Description

Documents prepared by Heady Design Inc., including this document, are to be used only for the project and purpose for specific use for which they were intended. Any extension or use by any other projects, by any other person, or for any other purpose, expressed written consent of Heady Design Inc. is strictly prohibited. Use at other's own risk. If used in a way other than that specifically intended, user will hold Heady Design Inc. harmless and all clients will bear losses.

JOB NO: CM-001
DRAWN BY: KA
DATE: 4/16/2020
SCALE: 1"=60'

DRAWING:
EXB-1

ATTACHMENT NO. 6

Architectural Set of Plans

VAN BUREN MARKETPLACE

VAN BUREN BLVD
JURUPA VALLEY, CA

ABBREVIATIONS

AB	= ANCHOR BOLT	JT.	= JOINT
A.F.F.	= ABOVE FINISH FLOOR		
AGGR.	= AGGREGATE	LAM.	= LAMINATE
AL.	= ALUMINUM	LAV.	= LAVATORY
APPROX.	= APPROXIMATE	LIP	= EDGE OF SWALE OR GUTTER
ARCH.	= ARCHITECTURAL		
ASPH.	= ASPHALT		
		MAX	= MAXIMUM
BD.	= BOARD	MECH.	= MECHANICAL
BITUM.	= BITUMINOUS	MEMB.	= MEMBRANE
BLDG.	= BUILDING	MFR.	= MANUFACTURER
BLKG.	= BLOCKING	MIN.	= MINIMUM
BM.	= BEAM	MISC	= MISCELLANEOUS
BOT.	= BOTTOM	M.O.	= MASONRY OPENING
BW	= BACK OF WALK	MTD.	= MOUNTED
		MUL.	= MULLION
CAB.	= CABINET		
CEM.	= CEMENT	N.	= NORTH
CER.	= CERAMIC	NIC	= NOT IN CONTRACT
CI.	= CAST IRON	NO OR #	= NUMBER
CLG.	= CEILING	NOM	= NOMINAL
CLR.	= CLEAR	NTS	= NOT TO SCALE
COL.	= COLUMN		
CONC.	= CONCRETE	O.C.	= ON CENTER
CONSTR.	= CONSTRUCTION	O.D.	= OUTSIDE DIAMETER
CONT.	= CONTINUOUS	MECH.	= OPENING
CTSK.	= COUNTERSUNK	OPP.	= OPPOSITE
CNTR.	= COUNTER		
CTR.	= CENTER	PIT	= LEVEL PAVEMENT AT DISPENSER PIT BOX
DEPT.	= DEPARTMENT	PL.	= PLATE
DET.	= DETAIL	P.LAM.	= PLASTIC LAMINATE
DIA.	= DIAMETER	PLYWD.	= PLYWOOD
DIM.	= DIMENSION	P.O.C.	= POINT OF CURVATURE
DISP.	= DISPENSER	P.O.S.	= POINT OF SALE
DN.	= DOWN		
DR.	= DOOR	R OR RAD.	= RADIUS
D.S.	= DOWNSPOUT	R.D.	= ROOF DRAIN
DWG.	= DRAWING	REF.	= REFERENCE
		REINF.	= REINFORCED
E.	= EAST	REQ'D	= REQUIRED
EA.	= EACH	RM.	= ROOM
EL.	= ELEVATION	R.O.	= ROUGH OPENING
ELEC.	= ELECTRICAL	R.O.W.	= RIGHT OF WAY
EQ.	= EQUAL		
EXP.	= EXPANSION	SCHED.	= SCHEDULE
EXT.	= EXTERIOR	SECT.	= SECTION
		SHT.	= SHEET
F.F	= FLOOR FINISH	SIM.	= SIMILAR
FDN.	= FOUNDATION	SPEC.	= SPECIFICATION
FG	= FINISH GRADE	SQ.	= SQUARE
FIN.	= FINISH	S.ST.	= STAINLESS STEEL
FL.	= FLOOR	STD.	= STANDARD
FLASH'G	= FLASHING	STL.	= STEEL
FLUOR.	= FLUORESCENT	STOR.	= STORAGE
F.O.C.	= FACE OF CONCRETE	STRL.	= STRUCTURAL
F.O.C.	= FACE OF CURB	SYM.	= SYMMETRICAL
F.O.F.	= FACE OF FINISH		
F.O.S.	= FACE OF STUDS	T.C.	= TOP OF CURB
F.S.	= FLOOR SINK	TG	= TOP OF GRATE
FT.	= FOOT OR FEET	T&G	= TONGUE & GROOVE
FTG.	= FOOTING	THK.	= THICK
FURR.	= FURRING	TI	= TOP OF ISLAND
FUT.	= FUTURE	T.O.	= TOP OF
		TOW	= TOP OF WALL
GL.	= GLASS	TP	= TOP OF PAVEMENT
GR.	= GRADE	TS	= TOP OF SLAB
GB	= GRADE BREAK	TW	= TOP OF WALK
GSM	= GALVANIZED SHEET METAL	TYP.	= TYPICAL
GYP.	= GYPSUM	UNF.	= UNFINISHED
GYP.BD.	= GYPSUM BOARD	UON	= UNLESS OTHERWISE NOTED
H.B.	= HOSE BIBB		
HDWE.	= HARDWARE	VERT	= VERTICAL
H.M.	= HOLLOW METAL		
HORIZ.	= HORIZONTAL		
HR.	= HOUR		
HGT.	= HEIGHT		
IE	= INVERT ELEVATION		
I.D.	= INSIDE DIAMETER		
INSUL.	= INSULATION		
INT.	= INTERIOR		

GENERAL NOTES

1. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWINGS, SPECIFICATIONS, OR SCOPE OF WORK SUMMARY IN THIS PACKAGE, NOTIFY HEADY DESIGN. IMMEDIATELY
2. THE CONTRACTOR IS RESPONSIBLE TO SEE THAT WORK IN FIELD IS DONE IN ACCORDANCE WITH ALL CURRENT APPLICABLE NATIONAL, STATE & LOCAL CODES, ORDINANCES & REQUIREMENTS BY GOVERNING AGENCIES. WHETHER OR NOT SAID CODES, ORDINANCES REQUIREMENTS, ETC. ARE SPECIFICALLY SHOWN ON DRAWINGS AND/OR CALLED FOR IN SPECIFICATIONS.
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS AND FACILITIES TO REMAIN THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL REPAIR AND/OR REPLACE, AT CONTRACTOR'S EXPENSE, ANY EXISTING ITEMS AND FACILITIES TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS, TO THE SATISFACTION OF HEADY DESIGN.
4. UNLESS DELIVERY IS BY OWNER TO THE JOB SITE, CONTRACTOR SHALL DELIVER SUCH EQUIPMENT, DAMAGE-FREE TO THE JOB SITE.
5. PRIOR TO EXCAVATION, DETERMINE AND VERIFY LOCATION OF UTILITY SERVICES IN ALL AREAS TO BE EXCAVATED.
6. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT LAWS, CODES, REGULATIONS, CBC, GOVERNING AGENCIES & MANUFACTURER SPECIFICATIONS, UNLESS GREATER REQUIREMENTS ARE INDICATED, AND/OR ARE NECESSARY FOR THE SAFETY OF THE PROJECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING JURISDICTIONS AS REQUIRED FOR INSPECTIONS.
8. THE CONTRACTOR SHALL PROVIDE HEADY DESIGN WITH A CONSTRUCTION SCHEDULE PRIOR TO STARTING THE WORK. A QUALIFIED JOB SUPERINTENDENT THROUGHOUT THE WORK. PHOTOS SHOWING, ELECTRICAL TRENCHES PRIOR TO BACKFILL, AND RECORD DRAWINGS OF ALL UNDERGROUND CONSTRUCTION.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES AND SAFETY SIGNS PER OSHA REQUIREMENTS.
10. THE CONTRACTOR IS RESPONSIBLE FOR OVERALL CONSTRUCTION SITE CLEANLINESS, INCLUDING PROVISION OF A DEBRIS BOX WITH WEEKLY SERVICING, REMOVAL OF ALL CONTRACTOR/SUBCONTRACTOR REFUSE AND DEBRIS, AND SWEEPING OF THE ENTIRE YARD AREA AT THE COMPLETION OF THE WORK
11. UNLESS STATED OTHERWISE IN THE SCOPE OF WORK SUMMARY, ALL OTHER PROCEDURES, TESTING, MATERIALS AND EQUIPMENT SHOWN ON THE PLANS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
12. DRAWINGS SHOULD NOT BE SCALED. N.T.S. INDICATES "NOT TO SCALE" AND THE LISTED DIMENSION SHALL GOVERN.
13. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO THE WORK OF OTHER TRADES CAUSED BY HIS OPERATIONS. THE NATURE OF SUCH REPAIR WORK MUST RECEIVE THE PRIOR APPROVAL OF THE OWNER.
14. CONSTRUCTION MATERIAL ASSEMBLIES AND PROCEDURES ARE TO LOCALLY ADOPTED BUILDING CODES AND SUPPLEMENTARY ORDINANCES. WHEN A CONFLICT OCCURS BETWEEN SUCH LOCAL CODE AND INFORMATION SHOWN ON THE PLANS, CONSULT HEADY DESIGN & ASSOCIATES FOR RESOLUTION PRIOR TO COMMENCING WORK.
15. THE CONTRACTOR SHALL NOTIFY HEADY DESIGN IF SITE CONDITIONS OR DIMENSIONS DISAGREE WITH INFORMATION SHOWN ON THE DRAWINGS. WORK IS NOT TO PROCEED UNTIL SUCH DIFFERENCES ARE RESOLVED.
16. ALL EXISTING STRUCTURES, WALLS, TRIM, FASCIA, DOORS, DOWNSPOUTS, ETC., ARE TO BE REPAIRED AND REPAINTED AS NOTED.
17. DO NOT USE THE BUILDING PERMIT SET FOR CONSTRUCTION OR FIELD REFERENCE. THE PERMIT SET GENERALLY LACKS CERTAIN DRAWINGS AND SPECIFICATIONS,WHICH ARE IN THE BID AND CONSTRUCTION SETS IN ADDITION TO REVISIONS MADE AFTER THE PERMIT PROCESS. FOR CONSTRUCTION AND FIELD REFERENCE, CONTRACTOR SHALL USE ONLY THE SET, WHICH IS CLEARLY SIGNED AND DATED "ISSUED FOR CONSTRUCTION". THE APPROVED PERMIT SET SHALL BE KEPT ON SITE.

LEGEND

- DETAIL NUMBER
- SHEET NUMBER
- SECTION NUMBER
- SHEET NUMBER
- DETAIL NUMBER
- INTERIOR WALL ELEVATION
- SHEET NUMBER
- DOOR/WINDOW #
- KEY NOTE
- ROOM ID. #

PROJECT DATA

PROJECT OWNER: CONTROL MANAGEMENT, INC.
6370 MAGNOLIA AVE.
RIVERSIDE, CA 92506
909-234-1294

DESIGN FIRM: HEADY DESIGN INC.
7365 CARNELIAN ST. SUITE 239
RANCHO CUCAMONGA, CA 91730
909-581-1202

PROJECT ADDRESS: VAN BUREN BLVD.
JURUPA VALLEY, CA

MATURE OF BUSINESS:

APN#: PARCEL 1: 167-330-006 .55 ACRES
PARCEL 2: 167-330-010 .41 ACRES
PARCEL 3: 167-330-015 .24 ACRES
PARCEL 4: 167-110-039 15.02 ACRES

LEGAL JURISDICTION: CITY OF JURUPA VALLEY

PLANNING ZONE: CPS (SCENIC HIGHWAY COMMERCIAL)

LAND USE: CR (COMMERCIAL RETAIL)

SITE AREA: 692,741 SQ.FT. - 15.9 ACRES

TOTAL BUILDING AREAS: 90,262 SQ.FT.

PHASE I	SIZE	CONST. TYPE
C-STORE:	2,976 SQ.FT.	TYPE V-B
CAR-WASH:	5,043 SQ.FT.	TYPE III-A
CANOPY AREA:	3,456 SQ.FT.	TYPE II-B
BUILDING 4:	38,000 SQ.FT.	
BUILDING 5:	7,850 SQ.FT.	

PHASE II
BUILDING 1: 3,452 SQ.FT.
BUILDING 2: 4,166 SQ.FT.
BUILDING 3: 5,100 SQ.FT.
BUILDING 6: 5,130 SQ.FT.
BUILDING 7: 3,360 SQ.FT.
BUILDING 8: 11,929 SQ.FT.

	PARKING: REQUIRED	PARKING: PROVIDED	LOADING ZONE: REQUIRED	LOADING ZONE: PROVIDED	BIKE PARKING: REQUIRED	BIKE PARKING: PROVIDED
C-STORE:	15 (1 HC)	22 (2 HC)	1	1	0	2
CAR-WASH:	2 (1 HC)	21 (1 HC)	0	0	0	2
CANOPY:	4	4	0	0	0	0
BUILDING 1:	19 (1 HC)	19 (2 HC)	0	0	0	2
BUILDING 2:	23 (1 HC)	23 (2 HC)	0	0	0	2
BUILDING 3:	28 (2 HC)	28 (2 HC)	1	1	1	2
BUILDING 4:	209(7 HC)	208(11HC)	2	2	6	6
BUILDING 5:	42 (2 HC)	42 (2 HC)	1	1	1	1
BUILDING 6:	28 (2 HC)	28 (2 HC)	0	0	1	1
BUILDING 7:	18 (1 HC)	18 (1 HC)	0	0	0	1
BUILDING 8:	66 (3 HC)	66 (4 HC)	1	1	2	2
TOTAL:	454	450 (35 HC)	6	6	11	22

SITE EQUIPMENT: N/A — 23 VACUUM; N/A — 1 AIR/WATER

INTERIOR LANDSCAPE:	INTERIOR REQUIRED	INTERIOR PROVIDED
REQUIRED:	11%	19% (132,897 S.F.)

PARKING CALCULATION CODE REQUIREMENT:

1. MAXIMUM 5 SPACES/1,000 SQ. FT. OF NET LEASABLE FLOOR AREA

F.A.R:

1. MAXIMUM 0.35 FLOOR AREA RATIO ALLOWED
2. PROPOSED T.B.D.

VICINITY MAP

PROJECT DESCRIPTION

PROPOSED COMMERCIAL SHOPPING CENTER WITH ANCHOR MARKET (38,000 S.F.), WITH ATTACHED SIT DOWN RESTAURANT (7,850 S.F.) & ATTACHED THREE OTHER RETAIL BUILDINGS (9,100 S.F., 8,130 S.F. & 3,360 S.F.). ONE STAND ALONE RETAIL (11,929 S.F.).
ONE DRIVE-THRU RESTAURANT (3,452 S.F.), ONE 2,786 S.F. DRIVE-THRU RESTAURANT WITH AN ATTACHED RETAIL (1,400 S.F.). ONE GAS STATION (3,456 S.F.) WITH CONVENIENCE STORE (2,976 S.F.) AND DRIVE-THRU CAR WASH (5,043).

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PS1 PHOTO SHEET

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VAN BUREN MARKETPLACE
VAN BUREN BLVD.
JURUPA VALLEY, CA

COVER SHEET

Rev. #	Date	Revision Description

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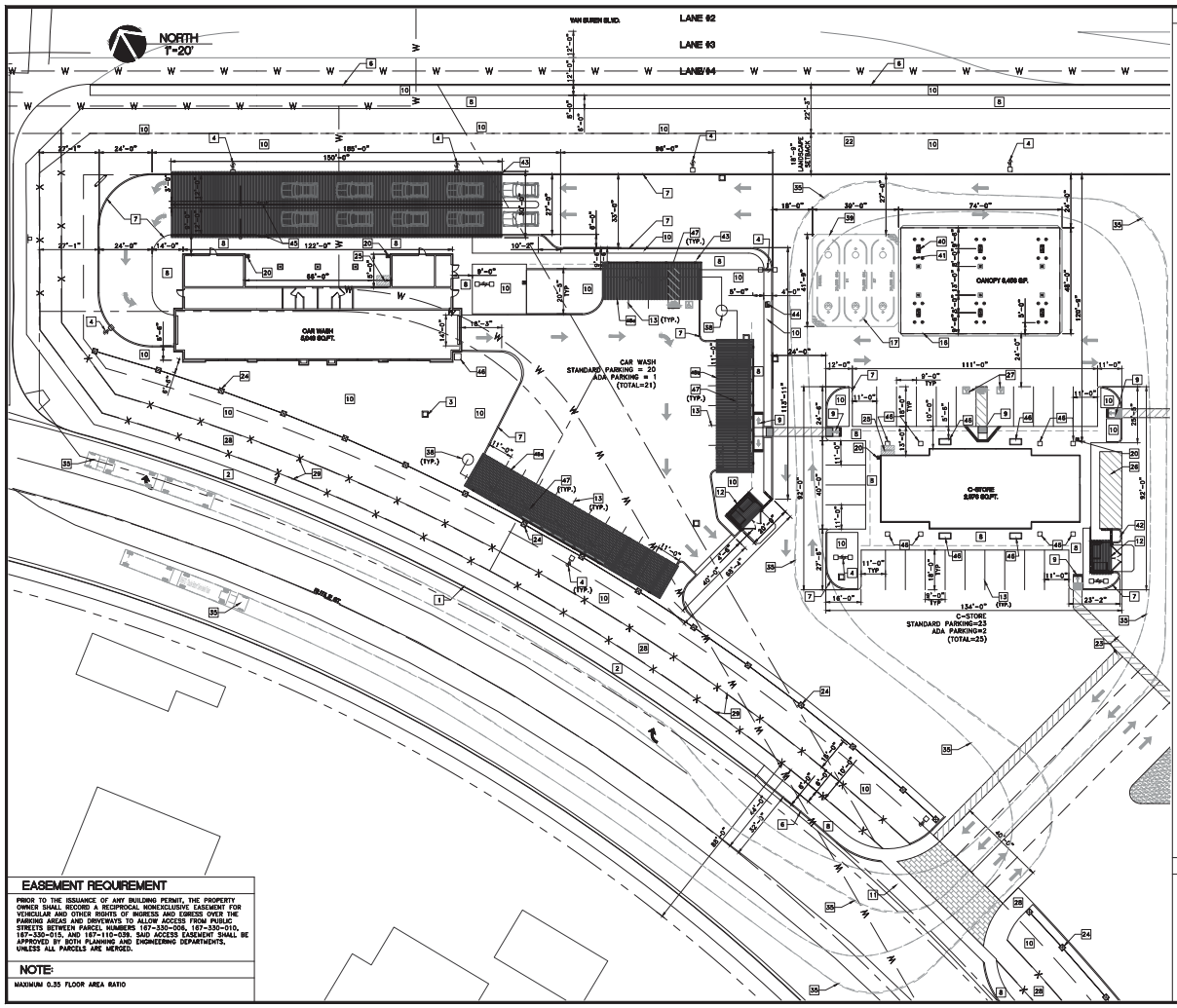
DATE: 4/10/2020
SCALE: AS SHOWN

DRAWING:
CS1



EASEMENT REQUIREMENT

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE PROPERTY OWNER SHALL RECORD A RECIPROCAL NONEXCLUSIVE EASEMENT FOR VEHICULAR AND OTHER RIGHTS OF INGRESS AND EGRESS OVER THE PARKING AREAS AND DRIVEWAYS TO ALLOW ACCESS FROM PUBLIC STREETS BETWEEN PARCEL NUMBERS 167-330-006, 167-330-010, 167-330-015, AND 167-110-028. SAID ACCESS EASEMENT SHALL BE APPROVED BY BOTH PLANNING AND ENGINEERING DEPARTMENTS. UNLESS ALL PARCELS ARE MERGED.

NOTE:

MAXIMUM 0.35 FLOOR AREA RATIO

SITE PLAN KEY NOTES

1. EXISTING CURB AND GUTTER TO REMAIN.
2. EXISTING SIDEWALK TO REMAIN.
3. PROPOSED STORM DRAIN INLET PER GRADING PLANS.
4. 20'-0" HIGH MOUNTED YARD LIGHTS, ON 2' HIGH CONCRETE BASE SEE DETAIL #4/SD1.
5. PROPOSED DECORATIVE STAMPED COLOR CONCRETE.
6. PROPOSED 8" CURB AND GUTTER.
7. PROPOSED 8" CURB
8. PROPOSED SIDEWALK.
9. PROPOSED ADA COMPLIANT CONCRETE RAMP SEE DETAIL ON SD1
10. PROPOSED LANDSCAPING.
11. PROPOSED 40'-0" DRIVEWAY PER RIVERSIDE COUNTY STANDARDS 407A SEE DETAIL #1/SD2.
12. PROPOSED 20'-0" X 10'-0" TRASH ENCLOSURE WITH TRELLIS ABOVE ENCLOSURE.
13. PROPOSED STRIPED PARKING PER CITY STANDARDS.
14. PROPOSED OUTDOOR SEATING AREA SEE DETAIL #5A&B/SD2.
15. PROPOSED 12'-0" DRIVE-THRU LANE.
16. PROPOSED 48'-0" X 72'-0" METAL FUEL CANOPY.
17. PROPOSED (3) 20,000 GALLON UNDERGROUND STORAGE TANKS WITH ALL ASSOCIATED PIPING AND FUEL SYSTEM COMPONENTS.
18. PROPOSED EQUESTRIAN HITCHING.
19. 21'-0" DEDICATION.
20. PROPOSED TRASH RECEPTACLE SEE DETAIL #7/SD2.
21. PROPOSED SIGN PER SEPARATE PERMIT.
22. PROPOSED 30' LANDSCAPE SETBACK.
23. PROPOSED ADA COMPLIANT PATH OF TRAVEL WITH A MAX. 2% CROSS SLOPE AND 5% SLOPE IN DIRECTION OF PATH (COLORED).
24. PROPOSED 6' TALL WROUGHT IRON FENCE WITH 2'X2' PILASTER COLUMNS AT 30' INTERVALS SEE DETAIL #2/WP1.
25. PROPOSED BIKE RACK SEE DETAIL #9/SD1.
26. PROPOSED 35'-0" X 10'-0" LOADING SPACE SEE DETAIL #8/SD2.
27. PROPOSED ACCESSIBLE PARKING STALLS SEE DETAIL #1/SD1.
28. PROPOSED 10'-0" EQUESTRIAN TRAIL ROUTE PER (JARPD) JURUPA AREA RECREATION AND PARKS DISTRICT.
29. PROPOSED 42" HIGH, TWO RAIL VINYL FENCE PER JARPD, SEE DETAIL #2/SD2
30. PROPOSED 8' TALL SPLIT FACE WALL WITH 2'X2' PILASTER COLUMNS AT 30' INTERVALS SEE DETAIL #1/WP1.
31. PROPOSED 8' TALL SPLIT FACE WALL WITH 2'X2' PILASTER COLUMNS AT 30' INTERVALS SEE DETAIL #1/WP1.
32. PROPOSED SHOPPING CART RETURN STORAGE SEE DETAIL #8/SD1.
33. PROPOSED 80' LONG LANDSCAPED MEDIAN.
34. PROPOSED 8' TALL WROUGHT IRON FENCE SURROUNDING RETENTION POND.
35. PROPOSED FUEL TRUCK DELIVERY PATH.
36. PROPOSED LARGE TRUCK DELIVERY PATH.
37. PROPOSED SHORT TRUCK DELIVERY PATH.
38. PROPOSED VACUUM (TYP. 26).
39. PROPOSED 39' X 41'-9" REINFORCED CONCRETE TANK SLAB.
40. PROPOSED MULTI-PRODUCT FUEL DISPENSERS WITH REQUIRED UNDER GROUND CONTAINMENT, ASSOCIATED PIPING AND FUEL SYSTEM MONITORING EQUIPMENT (TYP. OF 6) (FUEL SYSTEM IS UNDER SEPARATE PERMIT)
41. PROPOSED 6" DIAMETER, CONCRETE FILLED METAL BOLLARD TYPICAL PER DETAIL #7/SD1.
42. PROPOSED AIR AND WATER UNIT MOUNTED ON CONCRETE SLAB.
43. PROPOSED 30' X 150' SHADE TRELLIS OVER ENTRANCE TO CARWASH AND VACUUM PROVIDED PARKING.
44. PROPOSED VENT RISERS WITH VEEDER-ROOT CARBON CANISTER.
45. PROPOSED PAY POINT AT ENTRANCE TO CAR WASH.
46. COLUMN
47. AUTOMOBILE VACUUM DROP HOSE
48. PROPOSED SHADE TRELLIS
    a) 45'x17', b) 80'x17', c) 88'-8"x17'
49.

LEGEND

- (X) PARKING NUMBERS
- PROPERTY LINE
- STREET CENTER LINE
- DEMOLITION LINE
- UTILITY EASEMENT
- BUILDING SETBACK
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ASPHALT CONCRETE PAVING
- CONCRETE PAVING

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VAN BUREN MARKETPLACE
VAN BUREN BLVD.
JURUPA VALLEY, CA

SITE PLAN (PHASE I)

Rev. #	Date	Revision Description

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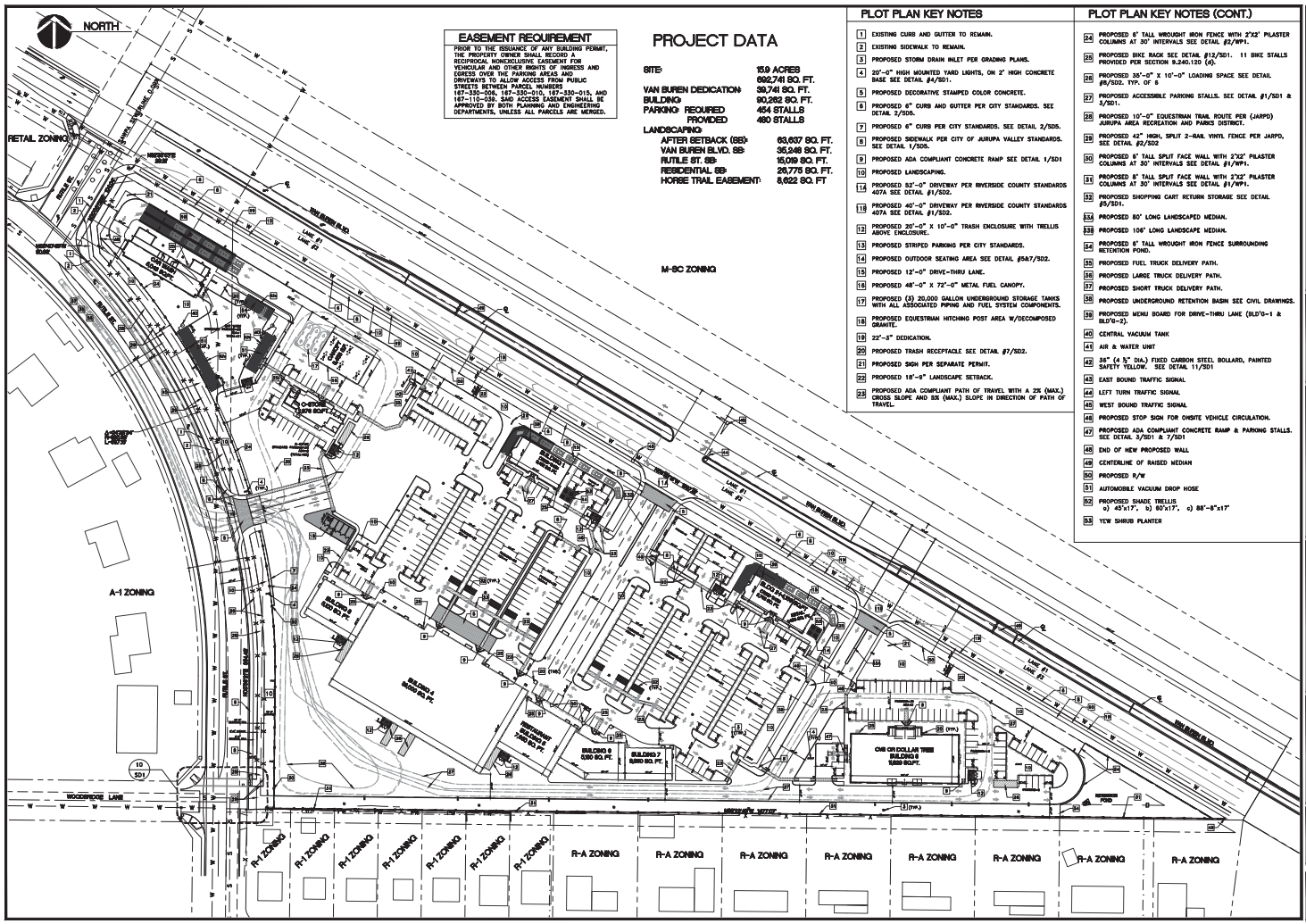
JOB NO:	CMI-001
DRAWN BY:	KA
DATE:	4/7/2020
SCALE:	1"=20'

DRAWING: SP1.0

Drawing: S:\CMI PROJECTS\CMI-001 - Jurupa Valley\Drawings\Site Plans\CMI-001 SP1.0.dwg [SP1.0]
Layout: SP1.0
Last modified: Mar. 30, 20 - 1:32p



EASEMENT REQUIREMENT

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE PROPERTY OWNER SHALL RECORD A RECIPROCAL NONEXCLUSIVE EASEMENT FOR VEHICULAR AND OTHER RIGHTS OF INGRESS AND EGRESS OVER THE PARKING AREAS AND DRIVEWAYS TO ALLOW ACCESS FROM PUBLIC STREETS BETWEEN PARCEL NUMBERS 167-330-008, 167-330-010, 167-330-015, AND 167-110-032. SAID ACCESS EASEMENT SHALL BE APPROVED BY BOTH PLANNING AND ENGINEERING DEPARTMENTS, UNLESS ALL PARCELS ARE MERGED.

PROJECT DATA

SITE:	15.9 ACRES
	692,741 SQ. FT.
VAN BUREN DEDICATION:	39,741 SQ. FT.
BUILDING:	90,262 SQ. FT.
PARKING: REQUIRED	454 STALLS
PROVIDED	480 STALLS
LANDSCAPING:	
AFTER SETBACK (SB):	63,637 SQ. FT.
VAN BUREN BLVD. SB:	35,248 SQ. FT.
RUTILE ST. SB:	15,019 SQ. FT.
RESIDENTIAL SB:	26,775 SQ. FT.
HORSE TRAIL EASEMENT:	5,622 SQ. FT

PLOT PLAN KEY NOTES

1. EXISTING CURB AND GUTTER TO REMAIN.
2. EXISTING SIDEWALK TO REMAIN.
3. PROPOSED STORM DRAIN INLET PER GRADING PLANS.
4. 20'-0" HIGH MOUNTED YARD LIGHTS, ON 2' HIGH CONCRETE BASE SEE DETAIL #4/SD1.
5. PROPOSED DECORATIVE STAMPED COLOR CONCRETE.
6. PROPOSED 6" CURB AND GUTTER PER CITY STANDARDS. SEE DETAIL 2/SD5.
7. PROPOSED 6" CURB PER CITY STANDARDS. SEE DETAIL 2/SD5.
8. PROPOSED SIDEWALK PER CITY OF JURUPA VALLEY STANDARDS. SEE DETAIL 1/SD5.
9. PROPOSED ADA COMPLIANT CONCRETE RAMP SEE DETAIL 1/SD1
10. PROPOSED LANDSCAPING.
11. PROPOSED 82'-0" DRIVEWAY PER RIVERSIDE COUNTY STANDARDS 407A SEE DETAIL #1/SD2.
12. PROPOSED 40'-0" DRIVEWAY PER RIVERSIDE COUNTY STANDARDS 407A SEE DETAIL #1/SD2.
13. PROPOSED 20'-0" X 10'-0" TRASH ENCLOSURE WITH TRELLIS ABOVE ENCLOSURE.
14. PROPOSED STRIPED PARKING PER CITY STANDARDS.
15. PROPOSED OUTDOOR SEATING AREA SEE DETAIL #5&7/SD2.
16. PROPOSED 12'-0" DRIVE-THRU LANE.
17. PROPOSED 48'-0" X 72'-0" METAL FUEL CANOPY.
18. PROPOSED (3) 20,000 GALLON UNDERGROUND STORAGE TANKS WITH ALL ASSOCIATED PIPING AND FUEL SYSTEM COMPONENTS.
19. PROPOSED EQUESTRIAN HITCHING POST AREA W/DECOMPOSED GRANITE.
20. 22'-3" DEDICATION.
21. PROPOSED TRASH RECEPTACLE SEE DETAIL #7/SD2.
22. PROPOSED SIGN PER SEPARATE PERMIT.
23. PROPOSED 18'-9" LANDSCAPE SETBACK.
24. PROPOSED ADA COMPLIANT PATH OF TRAVEL WITH A 2% (MAX.) CROSS SLOPE AND 5% (MAX.) SLOPE IN DIRECTION OF PATH OF TRAVEL.

PLOT PLAN KEY NOTES (CONT.)

24. PROPOSED 6' TALL WROUGHT IRON FENCE WITH 2'X2' PILASTER COLUMNS AT 30' INTERVALS SEE DETAIL #2/WP1.
25. PROPOSED BIKE RACK SEE DETAIL #12/SD1. 11 BIKE STALLS PROVIDED PER SECTION 9.240.120 (d).
26. PROPOSED 35'-0" X 10'-0" LOADING SPACE SEE DETAIL #6/SD2. TYP. OF 6
27. PROPOSED ACCESSIBLE PARKING STALLS. SEE DETAIL #1/SD1 & 3/SD1.
28. PROPOSED 10'-0" EQUESTRIAN TRAIL ROUTE PER (JARPD) JURUPA AREA RECREATION AND PARKS DISTRICT.
29. PROPOSED 42" HIGH, SPLIT 2-RAIL VINYL FENCE PER JARPD, SEE DETAIL #2/SD2
30. PROPOSED 6' TALL SPLIT FACE WALL WITH 2'X2' PILASTER COLUMNS AT 30' INTERVALS SEE DETAIL #1/WP1.
31. PROPOSED 8' TALL SPLIT FACE WALL WITH 2'X2' PILASTER COLUMNS AT 30' INTERVALS SEE DETAIL #1/WP1.
32. PROPOSED SHOPPING CART RETURN STORAGE SEE DETAIL #5/SD1.
33. PROPOSED 80' LONG LANDSCAPED MEDIAN.
34. PROPOSED 108' LONG LANDSCAPE MEDIAN.
35. PROPOSED 6' TALL WROUGHT IRON FENCE SURROUNDING RETENTION POND.
36. PROPOSED FUEL TRUCK DELIVERY PATH.
37. PROPOSED LARGE TRUCK DELIVERY PATH.
38. PROPOSED SHORT TRUCK DELIVERY PATH.
39. PROPOSED UNDERGROUND RETENTION BASIN SEE CIVIL DRAWINGS.
40. PROPOSED MENU BOARD FOR DRIVE-THRU LANE (BLD'G-1 & BLD'G-2).
41. CENTRAL VACUUM TANK
42. AIR & WATER UNIT
43. 36" (± ½" DIA.) FIXED CARBON STEEL BOLLARD, PAINTED SAFETY YELLOW. SEE DETAIL 11/SD1
44. EAST BOUND TRAFFIC SIGNAL
45. LEFT TURN TRAFFIC SIGNAL
46. WEST BOUND TRAFFIC SIGNAL
47. PROPOSED STOP SIGN FOR ONSITE VEHICLE CIRCULATION.
48. PROPOSED ADA COMPLIANT CONCRETE RAMP & PARKING STALLS. SEE DETAIL 3/SD1 & 7/SD1
49. END OF NEW PROPOSED WALL
50. CENTERLINE OF RAISED MEDIAN
51. PROPOSED R/W
52. AUTOMOBILE VACUUM DROP HOSE
53. PROPOSED SHADE TRELLIS
    a) 45'x17', b) 60'x17', c) 88'-8"x17'
54. YEW SHRUB PLANTER

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VAN BUREN MARKETPLACE
VAN BUREN BLVD.
JURUPA VALLEY, CA

PLOT PLAN

Rev. #	Date	Revision Description

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JOB NO:	CM-001
DRAWN BY:	KA
DATE:	4/7/2020
SCALE:	1'=60'

DRAWING:

PP1

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COLORED MAINTENANCE EXHIBIT

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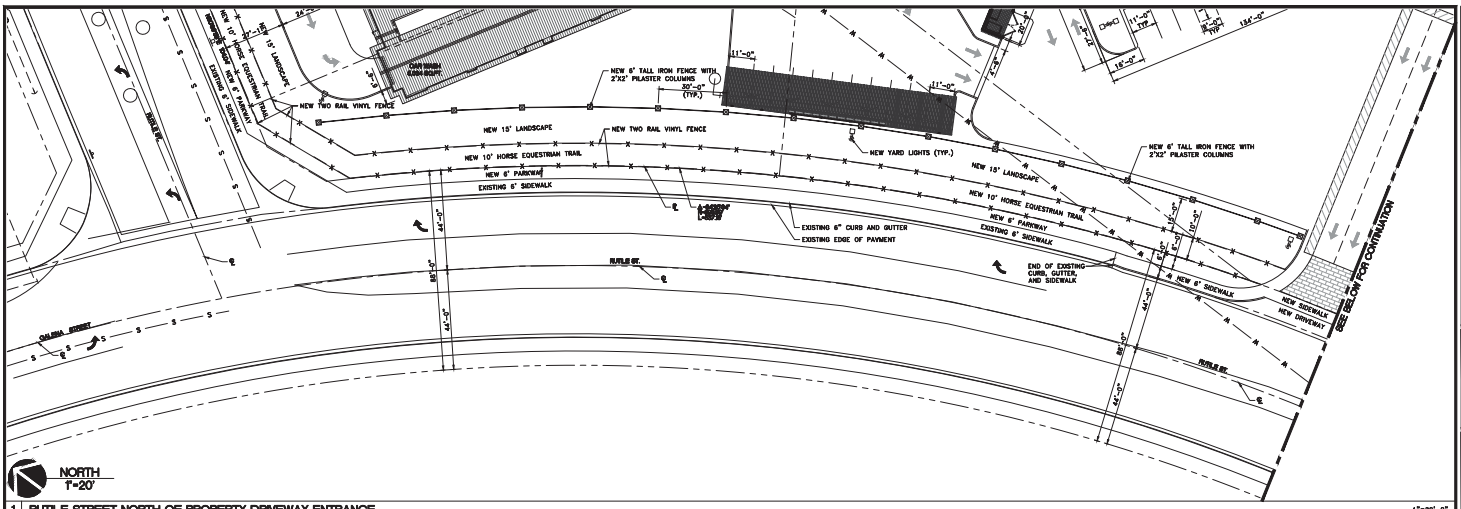
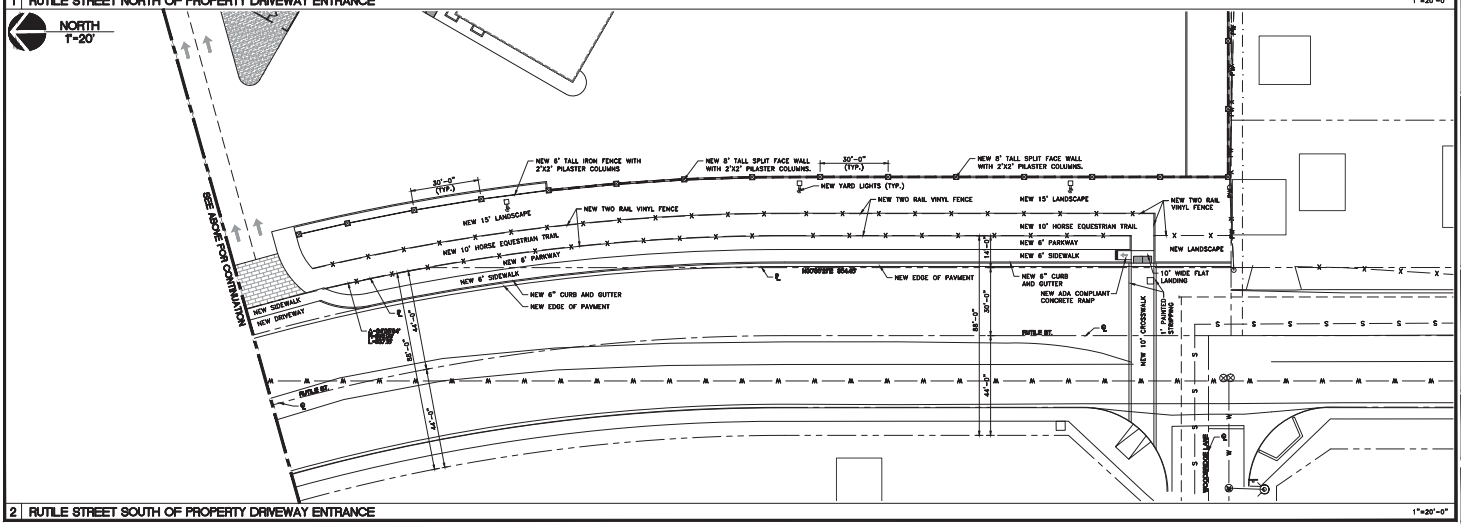
DRAWN BY:	KA
DATE:	3/25/2020
SCALE:	1"=60'

DRAWING:

PP2



1 RUTILE STREET NORTH OF PROPERTY DRIVEWAY ENTRANCE 1"=20'-0"



2 RUTILE STREET SOUTH OF PROPERTY DRIVEWAY ENTRANCE 1"=20'-0"

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RUTILE STREET PLAN

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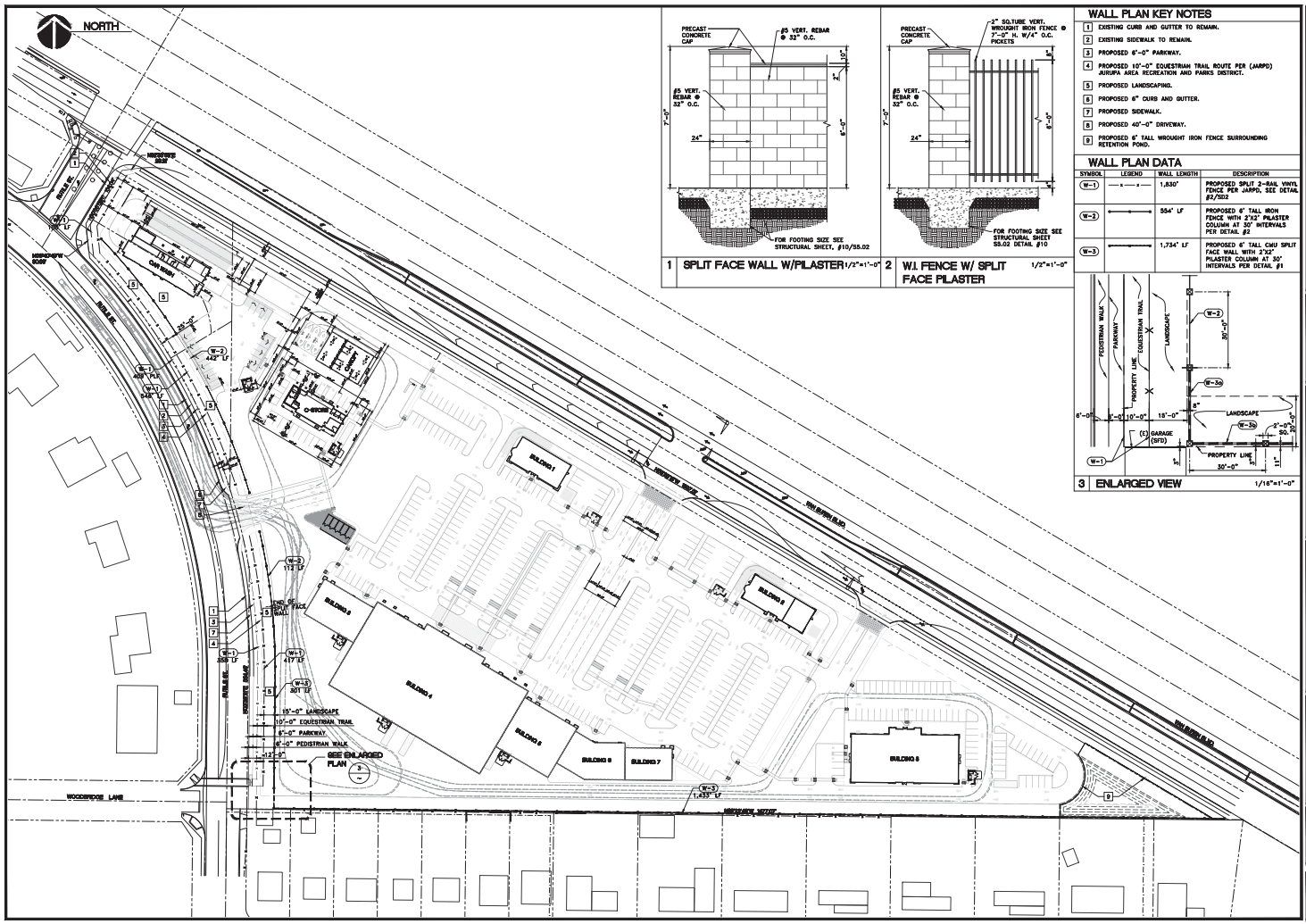
DRAWN BY: KA
DATE: 4/6/2020
SCALE: 1"=20'

DRAWING:
SP2.0



WALL PLAN KEY NOTES

1. EXISTING CURB AND GUTTER TO REMAIN.
2. EXISTING SIDEWALK TO REMAIN.
3. PROPOSED 6'-0" PARKWAY.
4. PROPOSED 10'-0" EQUESTRIAN TRAIL ROUTE PER (JARPD) JURUPA AREA RECREATION AND PARKS DISTRICT.
5. PROPOSED LANDSCAPING.
6. PROPOSED 6" CURB AND GUTTER.
7. PROPOSED SIDEWALK.
8. PROPOSED 40'-0" DRIVEWAY.
9. PROPOSED 6' TALL WROUGHT IRON FENCE SURROUNDING RETENTION POND.

WALL PLAN DATA

SYMBOL	LEGEND	WALL LENGTH	DESCRIPTION
W-1		1,830'	PROPOSED SPLIT 2-RAIL VINYL FENCE PER JARPD, SEE DETAIL #2/SD2
W-2		554' LF	PROPOSED 6' TALL IRON FENCE WITH 2'X2' PILASTER COLUMN AT 30' INTERVALS PER DETAIL #2
W-3		1,734' LF	PROPOSED 6' TALL CMU SPLIT FACE WALL WITH 2'X2' PILASTER COLUMN AT 30' INTERVALS PER DETAIL #1

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VAN BUREN MARKETPLACE
VAN BUREN BLVD.
JURUPA VALLEY, CA

WALL + FENCE PLAN

Rev. #	Date	Revision Description

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JOB NO: CMI-001
DRAWN BY: KA
DATE: 4/6/2020
SCALE: 1"=60'

DRAWING:
WP1

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the suitability of the layout to existing or future field conditions.

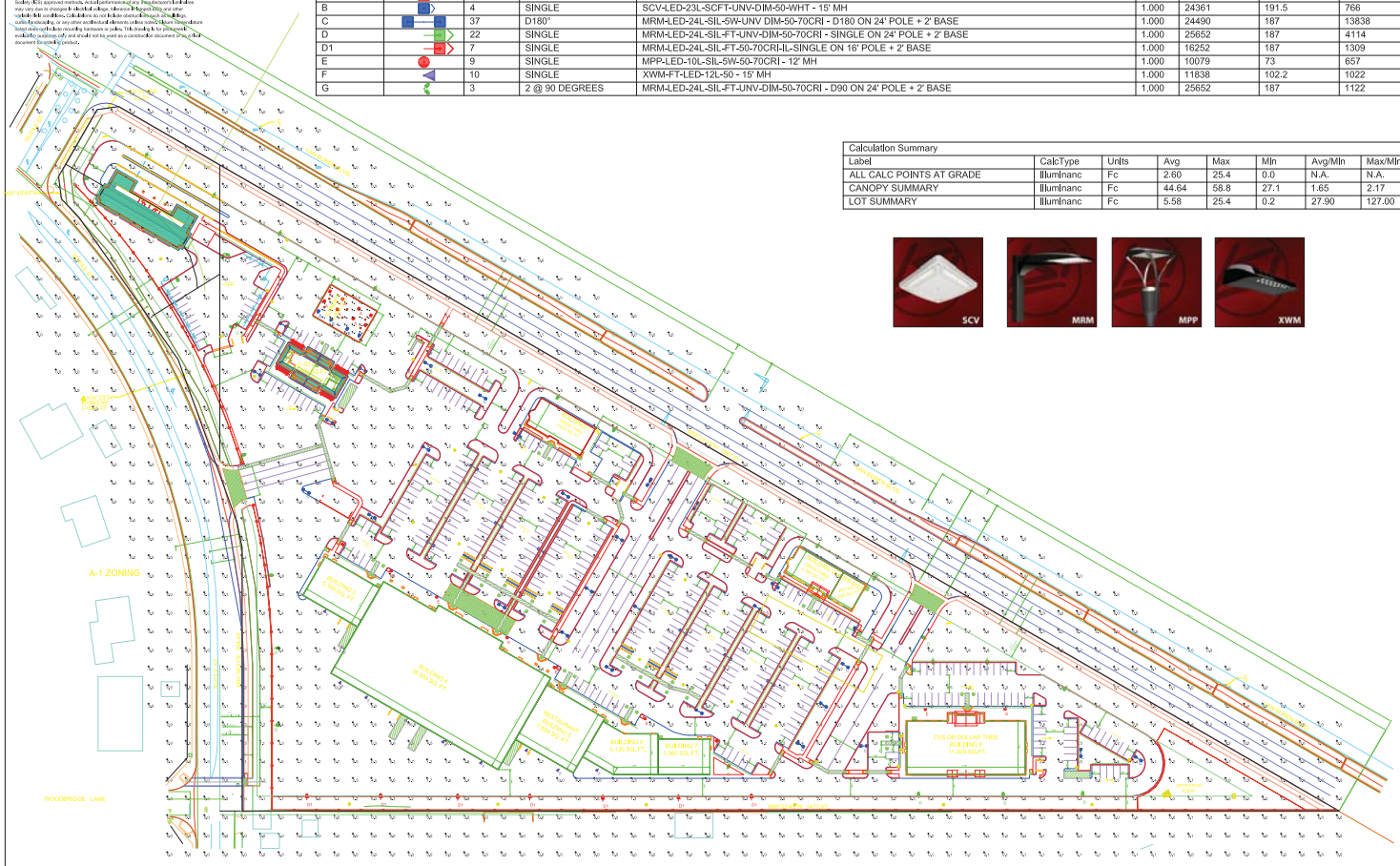
This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any lighting equipment installation may vary due to changes in electrical voltage, tolerance in lamps and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Mounting heights are listed relative to fixtures mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Luminaire Schedule

Label	Symbol	Qty	Arrangement	Description	LLF	Lum. Lumens	Lum. Watts	Total Watts
A		8	SINGLE	SCV-LED-20L-SC-UNV DIM 50 WHT - 15' MH	1.000	20141	130.3	1042.4
B		4	SINGLE	SCV-LED-23L-SCFT-UNV-DIM-50-WHT - 15' MH	1.000	24361	191.5	766
C		37	D180°	MRM-LED-24L-SIL-5W-UNV DIM-50-70CRI - D180 ON 24' POLE + 2' BASE	1.000	24490	187	13838
D		22	SINGLE	MRM-LED-24L-SIL-FT-UNV-DIM-50-70CRI - SINGLE ON 24' POLE + 2' BASE	1.000	25652	187	4114
D1		7	SINGLE	MRM-LED-24L-SIL-FT-50-70CRI-IL-SINGLE ON 16' POLE + 2' BASE	1.000	16252	187	1309
E		9	SINGLE	MPP-LED-10L-SIL-5W-50-70CRI - 12' MH	1.000	10079	73	657
F		10	SINGLE	XWM-FT-LED-12L-50 - 15' MH	1.000	11838	102.2	1022
G		3	2 @ 90 DEGREES	MRM-LED-24L-SIL-FT-UNV-DIM-50-70CRI - D90 ON 24' POLE + 2' BASE	1.000	25652	187	1122

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS AT GRADE	Illuminanc	Fc	2.60	25.4	0.0	N.A.	N.A.
CANOPY SUMMARY	Illuminanc	Fc	44.64	58.8	27.1	1.65	2.17
LOT SUMMARY	Illuminanc	Fc	5.58	25.4	0.2	27.90	127.00



Total Watts = 23870.39

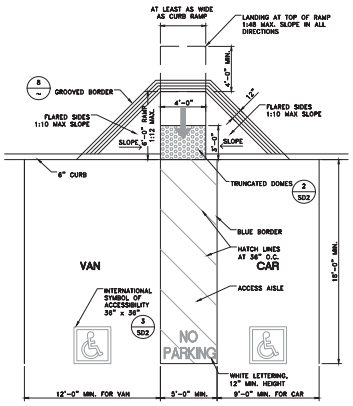
RCI
Rizzo-Christ, Inc.
Manufacturer's Representative

JOB NO.
RCI-0026-2

JOB NAME
VAN BUREN MARKETPLACE
VAN BUREN ROAD
JURUPA VALLEY, CA

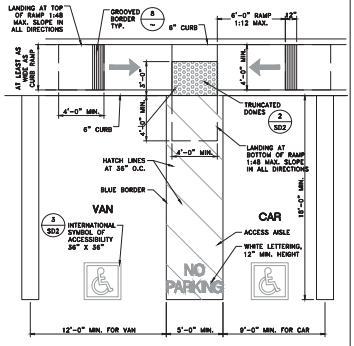
FINISHED: DATE: SHEET 1 OF 1

SCALE: 1" = 60'



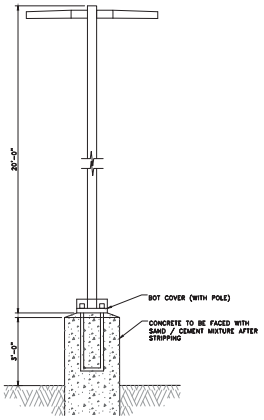
PERPENDICULAR PARKING

1 ACCESSIBLE PARKING 1/4"=1'-0"



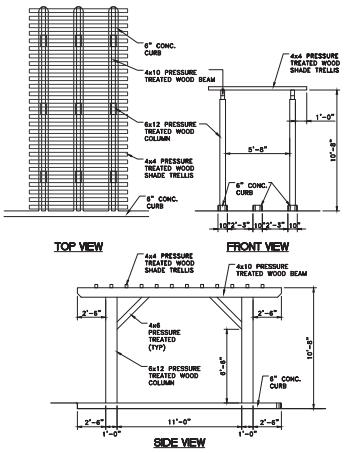
PARALLEL PARKING

3 ACCESSIBLE PARKING



ELEVATION LIGHT POLE

4 LIGHT POLE DETAIL 1/2"=1'-0"

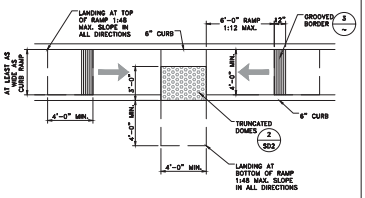


5 SHOPPING CART RETURN STORAGE DETAIL 1/4"=1'-0"

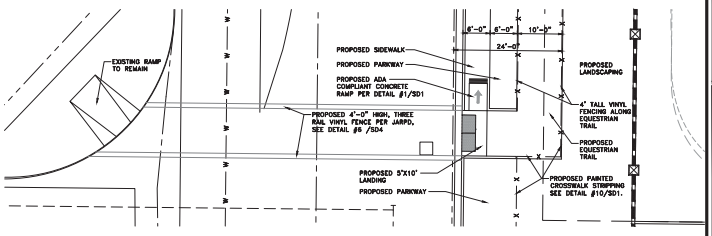
FIGURE 11B-406.5.8

11B-406.5.8 COUNTER SLOPE. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24 INCHES (610 MM) OF THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL.

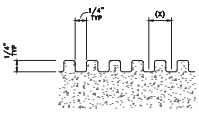
6 COUNTER SLOPE ADJACENT TO CURB RAMPS 3/4"=1'-0"



7 PARALLEL CURB RAMP 1/4"=1'-0"

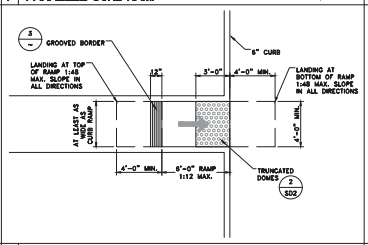


10 CROSSWALK SECTION 1"=10'-0"

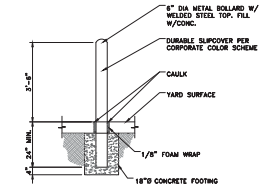


NOTE:
(X) APPROXIMATELY 3/4" EXCEPT, APPROXIMATELY 1 1/2" ON SLOPING PORTION OF RAMP.

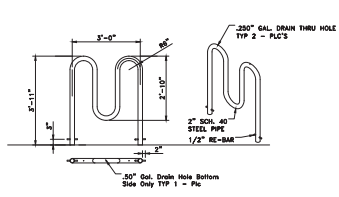
8 RAMP GROOVED BORDER NOT TO SCALE



9 PERPENDICULAR CURB RAMP 1/4"=1'-0"



11 BOLLARD DETAIL 1/2"=1'-0"



12 BIKE RACK DETAIL 1/2"=1'-0"

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VAN BUREN BLVD.
JURUPA VALLEY, CA

SITE DETAILS

Rev. #	Date	Revision Description

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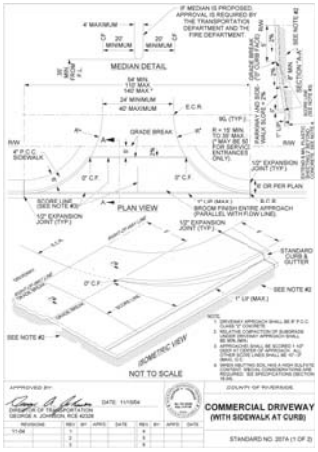
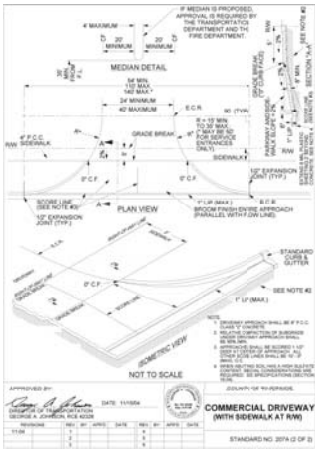
JOB NO: CMI-001
DRAWN BY: KA
DATE: 3/25/2020
SCALE: AS NOTED

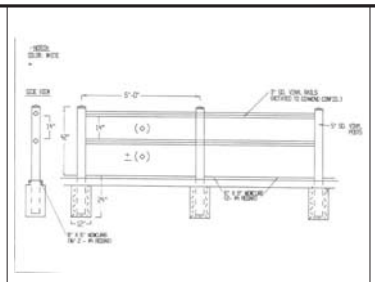
DRAWING:
SD1

Drawing: S:\CMI PROJECTS\CMI-001 - Jurupa Valley\Drawings\Survey\CMI-001 SITE.DWG Plotted by: Ryan Heady Last modified: Mon, Jul, 20 - 8:22a



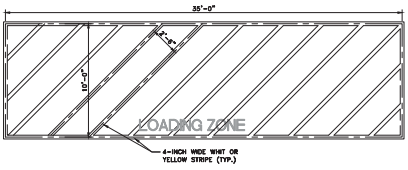
1 RIVERSIDE COUNTY 207A DRIVEWAY STANDARD NO SCALE



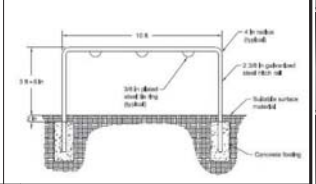


2 SPLIT 2-RAIL STYLE VINYL FENCE DETAIL NO SCALE

3 6' LONG PARK BENCH W/ WOODEN SLAT BACK NO SCALE



8 LOADING SPACE DETAIL 1/4"=1'-0"



9 EQUESTRIAN HITCHING POST DETAIL NO SCALE

4 EQUESTRIAN TRAIL SIGNAGE NO SCALE

5 CONCRETE PICNIC TABLE (ADA COMPLIANT) NO SCALE

Rubbermaid® Landmark Series™ Trash Can - 50 Gallon, Brown, Dome Top

Handsome River Rock paneled trash cans provide permanence and stability.

- Domed top keeps rain out. Opens easily to remove trash.
- Rugged UV-resistant plastic top lasts for years.
- Includes removable leakproof rigid trash liner.
- Use recommended Clear and Black Liners.

DIMENSIONS:
- Base: 26 x 26 x 35 1/2" (W x D x H)
- Lid: 26 x 26 x 17" (W x D x H)
- Panels: 34 3/10 x 20 7/10" (L x W)
- Side Opening: 19 x 7 1/2"
- Rigid Liner: 19 1/2 x 19 1/2 x 34 1/4" (W x D x H)

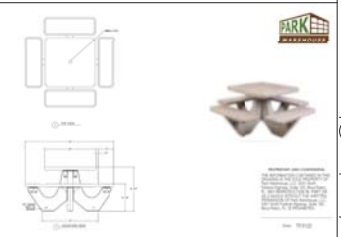
MATERIAL:
- Frame: Steel & Plastic
- Panels: Red Plywood

FEATURES:
- Hinged Lid

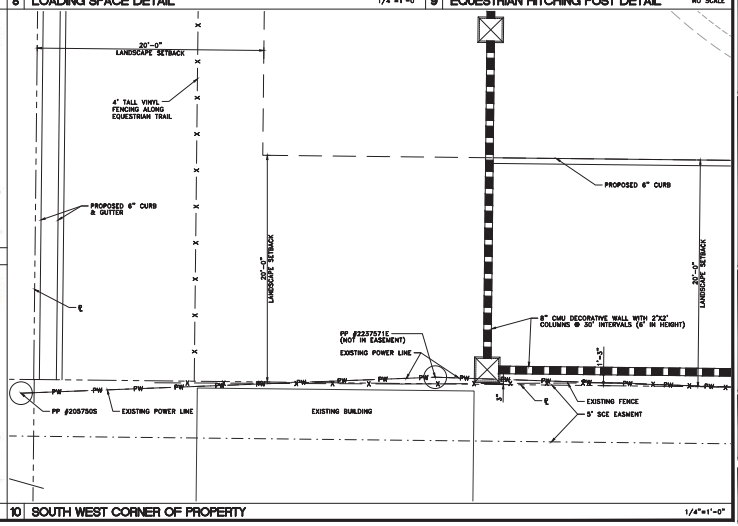
CAPACITY:
- Weight: 190 lbs

MODEL NO.	DESCRIPTION	CAPACITY (GAL)	DIMENSIONS W x D x H	WT. (LBS)
R-120088	Domed Top	50	26 x 26 x 46 1/2"	105

6 OUTDOOR TRASH CAN - 50 GALLON NO SCALE



7 CONCRETE PICNIC TABLE NO SCALE



10 SOUTH WEST CORNER OF PROPERTY 1/4"=1'-0"

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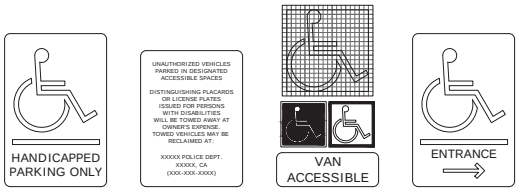
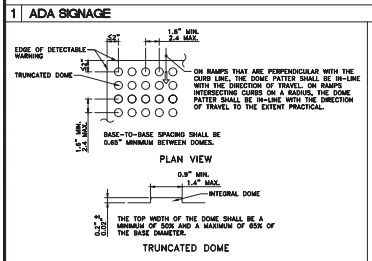
DRAWN BY: KA
DATE: 2/26/2020
SCALE: AS NOTED

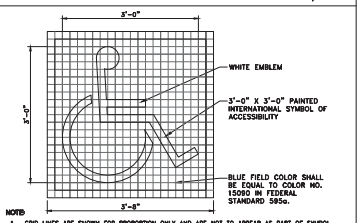
DRAWING: SD2



1 ADA SIGNAGE 1 1/2"=1'-0"

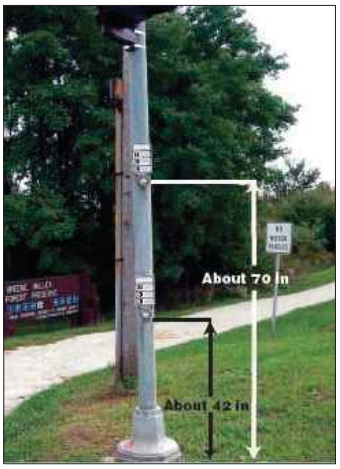


2 TRUNCATED DOME DETAILS 1 1/2"=1'-0"



NOTE:
1. GRID LINES ARE SHOWN FOR PROPORTION ONLY AND ARE NOT TO APPEAR AS PART OF SYMBOL.
2. ACCESSIBILITY SIGNAGE SHALL COMPLY WITH SECTION 7102 CALIFORNIA BUILDING CODE.

3 PARKING STALL STENCIL 1"=1'-0"



4 EQUESTRIAN CROSSWALK PUSH BUTTON NO SCALE

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL COMPLY WITH FIGURE 11B-703.7.2.1. THE SYMBOL SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE COLOR BLUE SHALL APPROXIMATE FS 15090 IN FEDERAL STANDARD 595C. PER CODE SECTION 11B-703.7.2.1
2. SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND. PER CODE SECTION 11B-703.7.1
3. MINIMUM CHARACTER HEIGHT SHALL COMPLY WITH TABLE 11B-703.5.5. VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN. PER CODE SECTION 11B-703.5.5
4. VISUAL CHARACTERS SHALL BE 40 INCHES (1016 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND. PER CODE SECTION 11B-703.5.6
5. RAISED CHARACTERS SHALL COMPLY WITH SECTION 11B-703.2 AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH SECTION 11B-703.3
   A. RAISED CHARACTERS SHALL BE SANS SERIF AND 1/32 INCH (0.8 MM) MINIMUM ABOVE THEIR BACKGROUND.
   B. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH AND 2" MAXIMUM.
   C. PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT.
7. RAISED CHARACTER SHALL BE DUPLICATED IN BRAILLE. BRAILLE SHALL BE CONTRACTED (GRADE 2).
8. BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 11B-703.3.1.

TABLE 11B-703.5.5 VISUAL CHARACTER HEIGHT

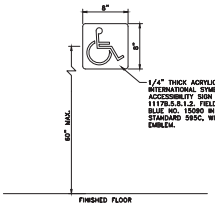
HEIGHT TO FINISH FLOOR OR GROUND FROM BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40 INCHES (1016 MM) TO LESS THAN OR EQUAL TO 70 INCHES (1778 MM)	LESS THAN 72 INCHES (1829 MM)	5/8 INCH (15.9 MM)
	72 INCHES (1829 MM) AND GREATER	
GREATER THAN 70 INCHES (1778 MM) TO LESS THAN OR EQUAL TO 120 INCHES (3048 MM)	LESS THAN 180 INCHES (4572 MM)	2 INCHES (51 MM)
	180 INCHES (4572 MM) AND GREATER	2 INCHES (51 MM), PLUS 1/8 INCH (3.2 MM) PER FOOT (305 MM) OF VIEWING DISTANCE ABOVE 180 INCHES (4572 MM)
GREATER THAN 120 INCHES (3048 MM)	LESS THAN 21 FEET (6401 MM)	3 INCHES (76 MM)
	21 FEET (6401 MM) AND GREATER	3 INCHES (76 MM), PLUS 1/8 INCH (3.2 MM) PER FOOT (305 MM) OF VIEWING DISTANCE ABOVE 21 FEET (6401 MM)

TABLE 11B-703.3.1 BRAILLE DIMENSIONS

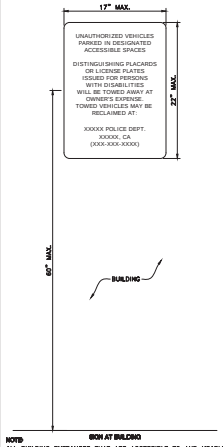
MEASUREMENT RANGE	MINIMUM IN INCHES MAXIMUM IN INCHES
DOT BASE DIAMETER	0.059 (1.5 MM) TO 0.063 (1.6 MM)
DISTANCE BETWEEN TWO DOTS IN THE SAME CELL	0.100 (2.5 MM)
DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS	0.300 (7.6 MM)
DOT HEIGHT	0.025 (0.6 MM) TO 0.037 (0.9 MM)
DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW	0.395 (10 MM) TO 0.400 (10.2 MM)

FIGURE 11B-703.7.2.1
INTERNATIONAL SYMBOL OF ACCESSIBILITY

9 ADA SIGN NOTES

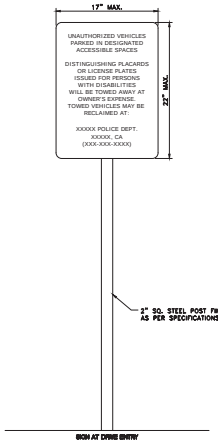


NOTE:
1. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES OF A BUILDING OR SITE. RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION 11178.5.2 THROUGH 11178.5.7. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
2. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSON WITH DISABILITIES SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE WITH PERSONS ALONG APPROACHING PEDESTRIAN WAYS. (CBC 11178.5.5.1.2)

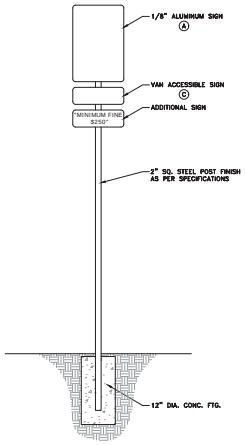


NOTE:
ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSON WITH DISABILITIES SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE WITH PERSONS ALONG APPROACHING PEDESTRIAN WAYS. (CBC 11178.5.5.1.2)

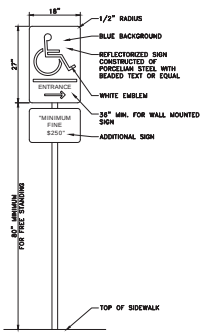
5 PARKING SIGN AT BUILDING 1 1/2"=1'-0"



6 PARKING SIGN AT DRIVE ENTRY 1 1/2"=1'-0"



7 ADA PARKING SIGN 3/4"=1'-0"



NOTE:
SIGN TO BE PLACED ALONG PATH OF TRAVEL WHERE ACCESSIBLE ENTRANCE IS NOT IN PLAIN SIGHT. TOTAL AREA OF SIGN TO BE A MIN. OF 70 SQ. IN.

8 ADA DIRECTIONAL SIGNAGE 3/4"=1'-0"

10 ADA BUILDING ENTRY SIGN 1 1/2"=1'-0"

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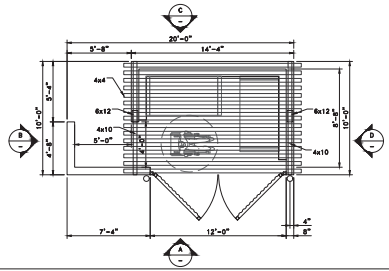
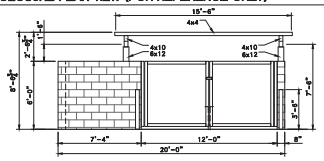
JOB NO: CMI-001
DRAWN BY: KA
DATE: 3/25/2020
SCALE: AS NOTED

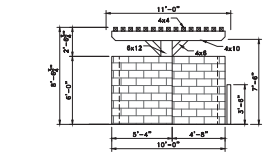
DRAWING:
SD3



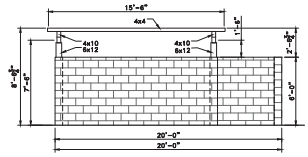
TRASH ENCLOSURE PLAN VIEW (FOR REFERENCE ONLY) 1/4"=1'-0"



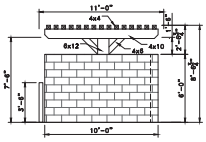
A TRASH ENCLOSURE W/SPLIT FACE WALL - ELEVATION 1/4"=1'-0"



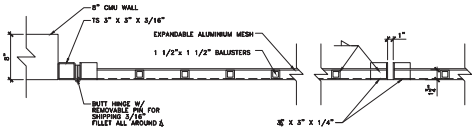
B TRASH ENCLOSURE W/SPLIT FACE WALL - ELEVATION 1/4"=1'-0"



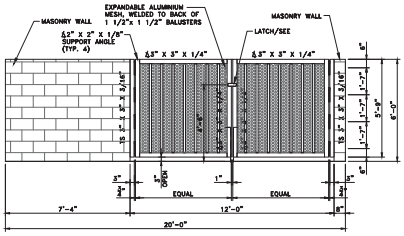
C TRASH ENCLOSURE W/SPLIT FACE WALL - ELEVATION 1/4"=1'-0"



D TRASH ENCLOSURE W/SPLIT FACE WALL - ELEVATION 1/4"=1'-0"

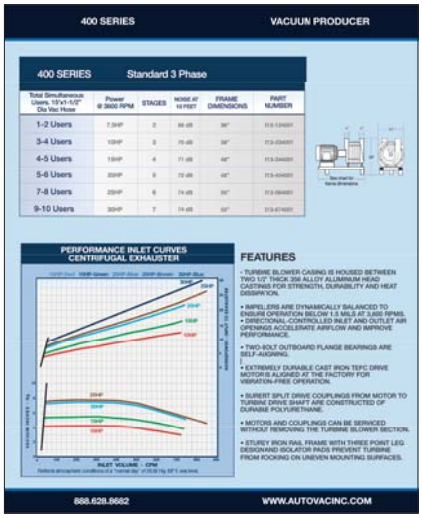


1 GATE DETAIL 1-1/2"=1'-0"

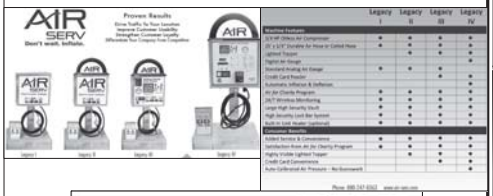


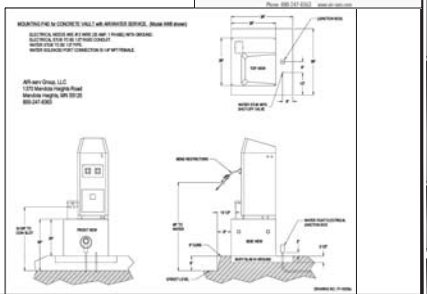
2 TRASH ENCLOSURE W/SPLIT FACE WALL - ELEVATION DETAIL 3/8"=1'-0"

3 WALL SCONCE DETAIL N.T.S.



4 CENTRAL VACUUM UNIT DETAIL





5 AIR AND WATER SERVICE DETAILS

HEADY DESIGN INC.
7365 Carnelian St. Suite 233
Rancho Cucamonga, CA 91730
Phone: (909) 391-1202
Email: hheady@headydesign.com

VAN BUREN MARKETPLACE
VAN BUREN BLVD.
JURUPA VALLEY, CA

TRASH ENCLOSURE
ELEVATIONS AND DETAILS

Rev. #	Date	Revision Description

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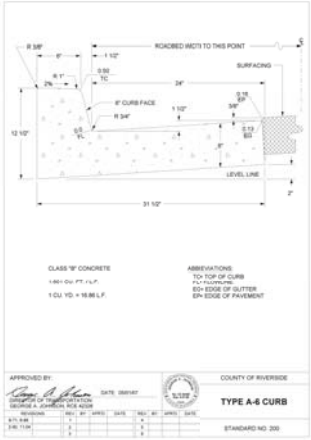
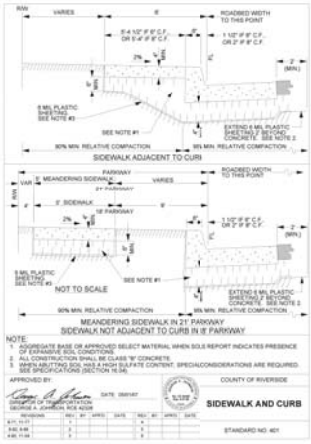


2 6" CURB DETAIL N.T.S.



1 SIDEWALK DETAIL N.T.S.

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Email: hheady@headydesign.com

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RIVERSIDE COUNTY
REQUIRED SITE DETAILS

Rev. #	Date	Revision Description

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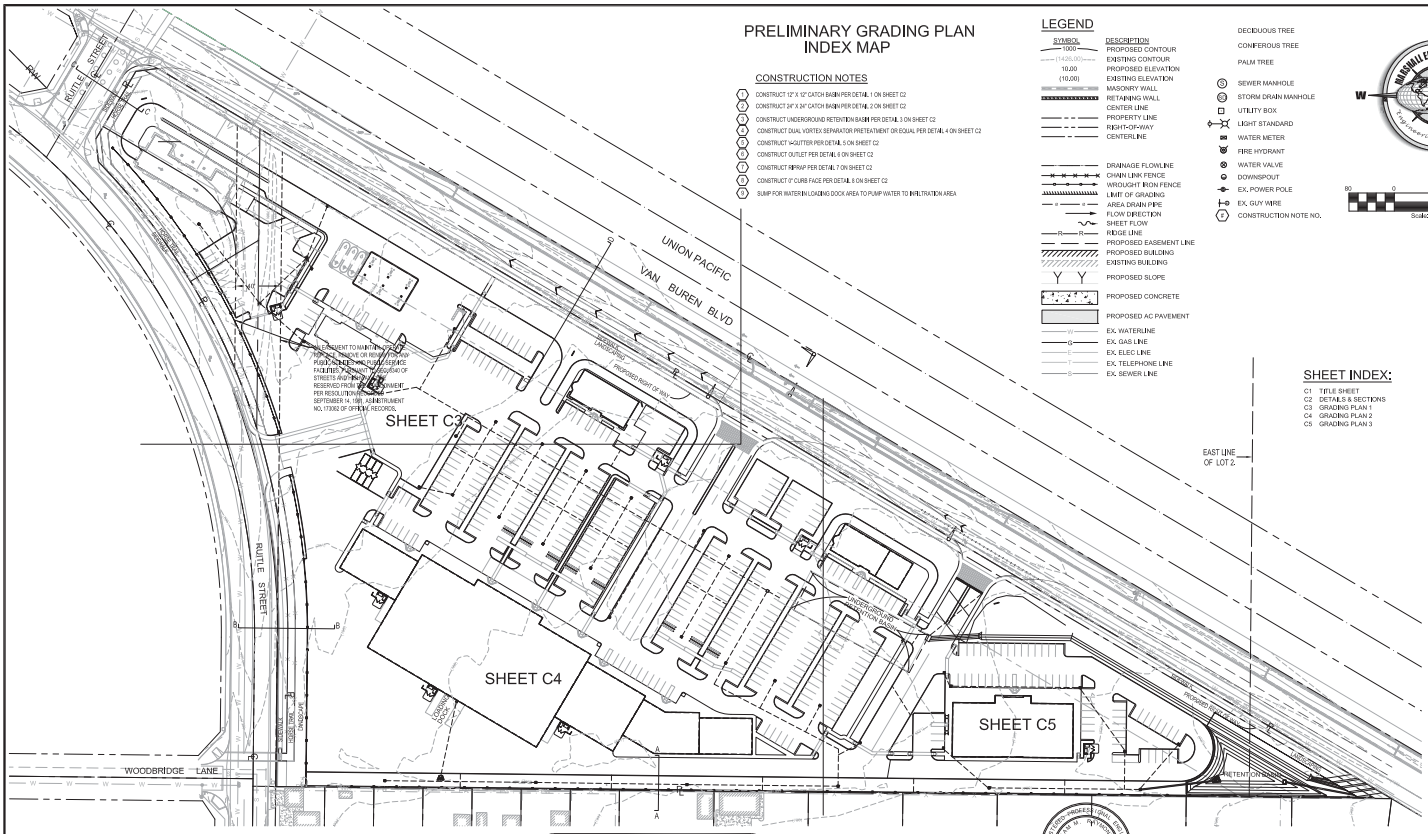
DATE: 3/25/2020
SCALE: AS NOTED

DRAWING:
SD5

PRELIMINARY GRADING PLAN
INDEX MAP



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7. CONSTRUCT RIPRAP PER DETAIL 7 ON SHEET C2
8. CONSTRUCT 0" CURB FACE PER DETAIL 8 ON SHEET C2
9. SUMP FOR WATER IN LOADING DOCK AREA TO PUMP WATER TO INFILTRATION AREA

LEGEND

SYMBOL	DESCRIPTION
1000	PROPOSED CONTOUR
(1426.00)	EXISTING CONTOUR
10.00	PROPOSED ELEVATION
(10.00)	EXISTING ELEVATION
	MASONRY WALL
	RETAINING WALL
	CENTER LINE
	PROPERTY LINE
	RIGHT-OF-WAY
	CENTERLINE
	DRAINAGE FLOWLINE
	CHAIN LINK FENCE
	WROUGHT IRON FENCE
	LIMIT OF GRADING
	AREA DRAIN PIPE
	FLOW DIRECTION
	SHEET FLOW
	RIDGE LINE
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED SLOPE
	PROPOSED CONCRETE
	PROPOSED AC PAVEMENT
	EX. WATERLINE
	EX. GAS LINE
	EX. ELEC LINE
	EX. TELEPHONE LINE
	EX. SEWER LINE
	DECIDUOUS TREE
	CONIFEROUS TREE
	PALM TREE
	SEWER MANHOLE
	STORM DRAIN MANHOLE
	UTILITY BOX
	LIGHT STANDARD
	WATER METER
	FIRE HYDRANT
	WATER VALVE
	DOWNSPOUT
	EX. POWER POLE
	EX. GUY WIRE
	CONSTRUCTION NOTE NO.

N
W E
S

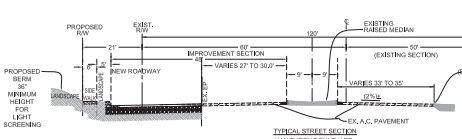
80 0 80 160 240
Scale: 1" = 80'

SHEET INDEX:

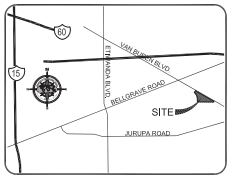
C1 TITLE SHEET
C2 DETAILS & SECTIONS
C3 GRADING PLAN 1
C4 GRADING PLAN 2
C5 GRADING PLAN 3

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BCR	BEGIN CURB RETURN
BS	BACK OF SIDEWALK
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM WALL
CF	CURB FACE
℄	CENTER LINE
ECR	END CURB RETURN
EG	EXISTING GRADE
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EX.	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FTG	FOOTING
GB	GRADE BREAK
GRD	GRADE
HC	HORIZONTAL CURVE
HP	HIGH POINT
INV	INVERT
L	LENGTH
LP	LOW POINT
LA	LANDSCAPE AREA
MH	MAN HOLE
NAP	NOT A PART
NG	NATURAL GROUND
NTS	NOT TO SCALE
PAD	PAD ELEVATION
PP	POWER POLE
℄	PROPERTY LINE
PVI	POINT OF VERTICAL INTERSECTION
REINF.	REINFORCING
R/W	RIGHT OF WAY
SW	SIDEWALK
TB	TOP OF BERM
TC	TOP OF CURB
TD	TOP OF DIKE
TF	TOP OF FOOTING
TG	TOP OF GRATE
TOE	TOE OF SLOPE
TP	TOP OF PAVEMENT
TR	TOP OF RETAINING
TS	TOP OF SLOPE
TW	TOP OF WALL
TYP.	TYPICAL
WV	WATER VALVE
WM	WATER METER
WL	WATER LEVEL



TYPICAL STREET SECTION
VAN BUREN BOULEVARD
CITY OF JURUPA VALLEY
MAJOR ARTERIAL HIGHWAY
(FACING NORTHWEST)
T.1S R.5
NOT TO SCALE



VICINITY MAP
N.T.S.
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Basis of Bearing
CCS ZONE 6 FOR BASIS OF BEARINGS

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PRELIMINARY GRADING
VAN BUREN BLVD.
JURUPA, CA
COVER SHEET

Plan No.: 18-070	Scale: AS NOTED
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Sheet 1 of 5 Sheets	SHEET: C1

Date: 24-Mar-20 - 10:37 pm
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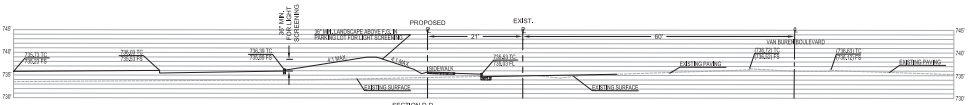
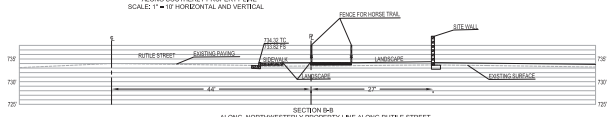
PRELIMINARY GRADING PLAN
DETAILS AND SECTIONS

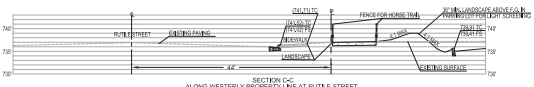
SECTION A-A
ALONG SOUTHERLY PROPERTY LINE
SCALE: 1" = 10' HORIZONTAL AND VERTICAL



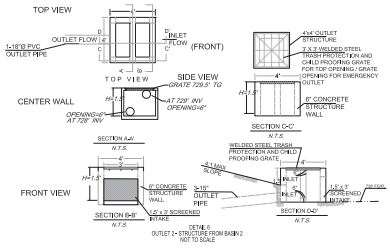
SECTION D-D
ALONG NORTHEASTERLY PROPERTY LINE AT VAN BUREN BLVD.
SCALE: 1" = 10' HORIZONTAL AND VERTICAL

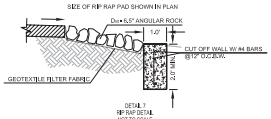


SECTION B-B
ALONG NORTHWESTERLY PROPERTY LINE ALONG RUTILE STREET
SCALE: 1" = 10' HORIZONTAL AND VERTICAL

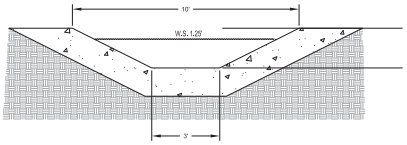


SECTION C-C
ALONG WESTERLY PROPERTY LINE AT RUTILE STREET
SCALE: 1" = 10' HORIZONTAL AND VERTICAL

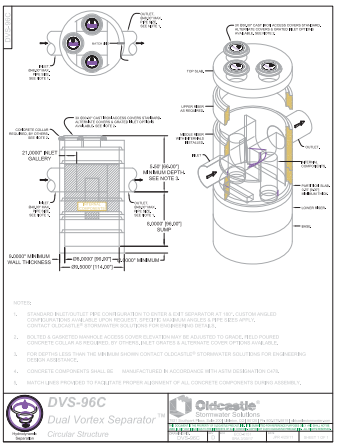




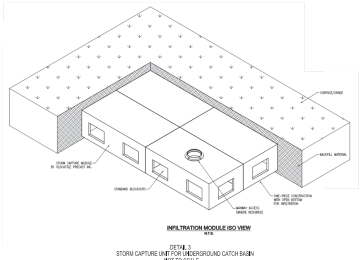
DETAIL 7
RIP RAP DETAIL
NOT TO SCALE



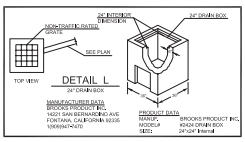
DETAIL 5
1-GUTTER FROM BASIN 1 TO OUTLET
NOT TO SCALE



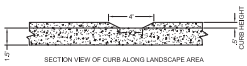
DETAIL 4
PREFILTER FOR STORM CAPTURE UNDERGROUND BASIN
NOT TO SCALE



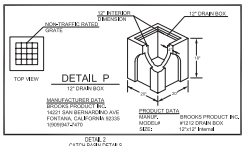
DETAIL 3
STORM CAPTURE UNIT FOR UNDERGROUND CATCH BASIN
NOT TO SCALE



DETAIL 1
NOT TO SCALE



SECTION VIEW OF CURB ALONG LANDSCAPE AREA



DETAIL 2
CATCH BASIN DETAILS
NOT TO SCALE

PLAN VIEW ALONG SOUTH PROPERTY LINE

DETAIL 8
SECTION ALONG SOUTHERLY PROPERTY TO ALLOW DRAINAGE THROUGH CURB
SCALE 1" = 1'

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PRELIMINARY GRADING
VAN BUREN BLVD.
JURUPA, CA
DETAILS AND SECTIONS

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Date: 3/19/2020	Drawn by: WMRJ	
Sheet 2 of 5 Sheets	SHEET: C2	

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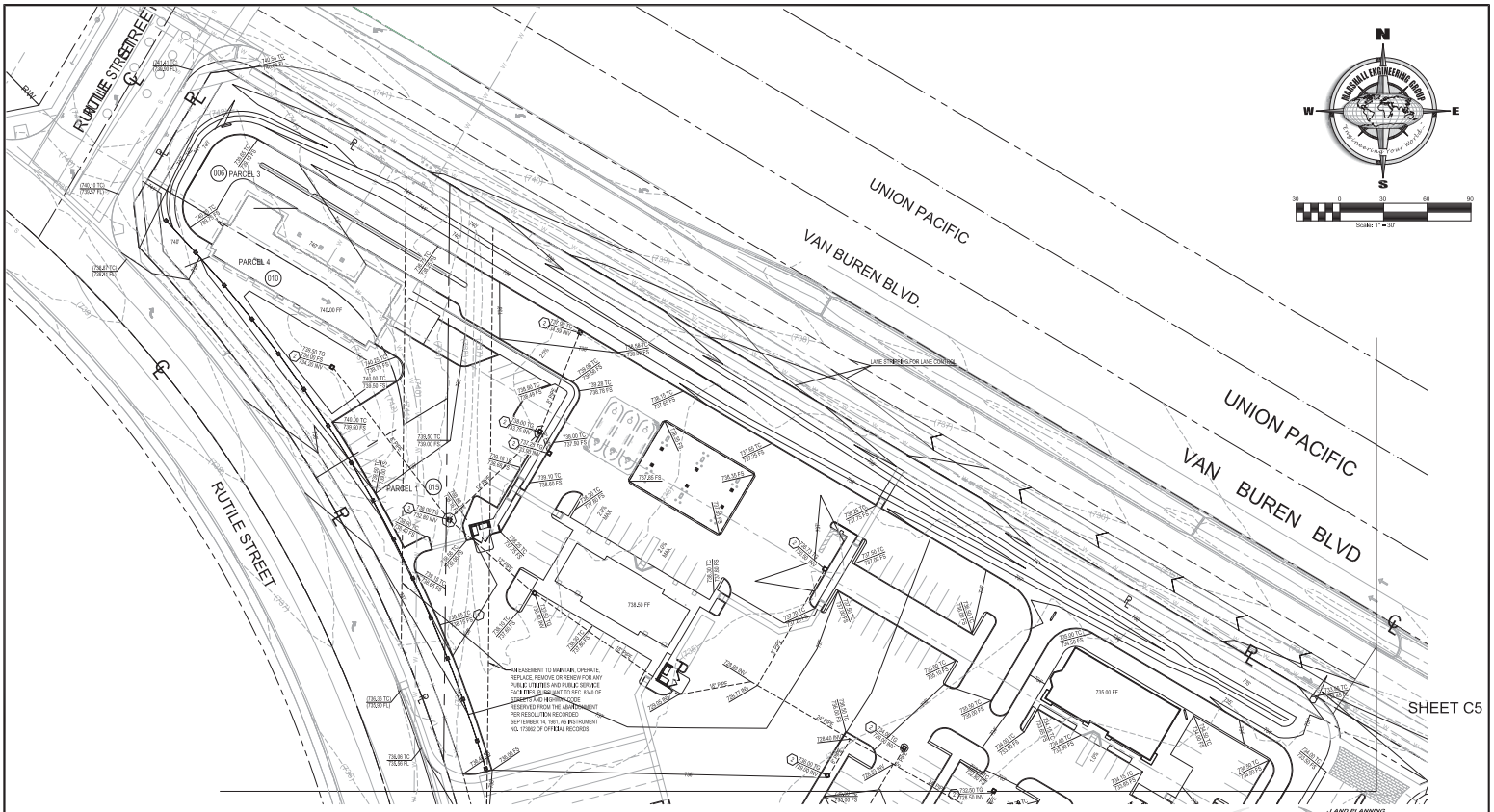

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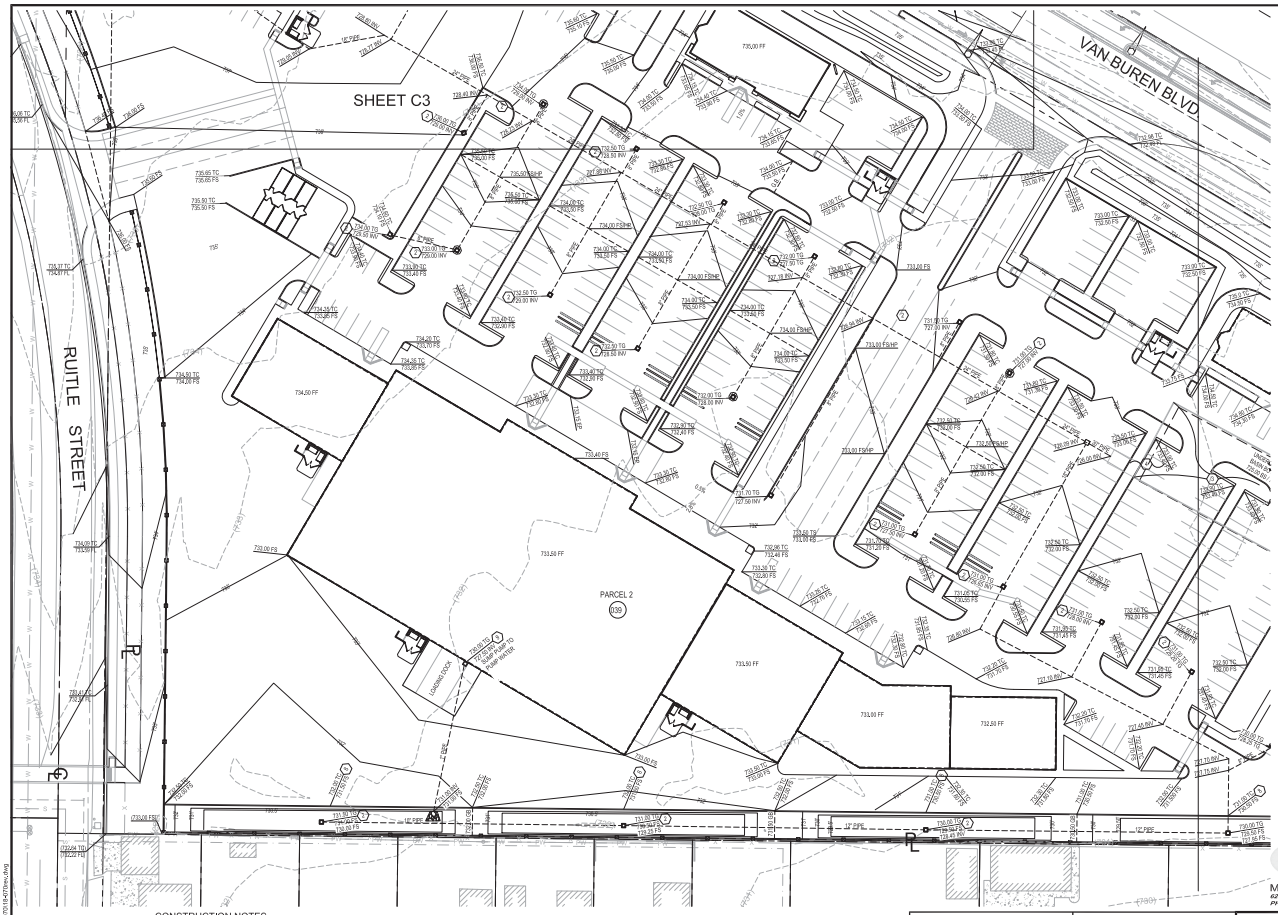

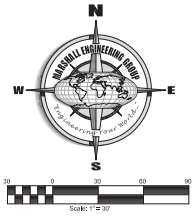

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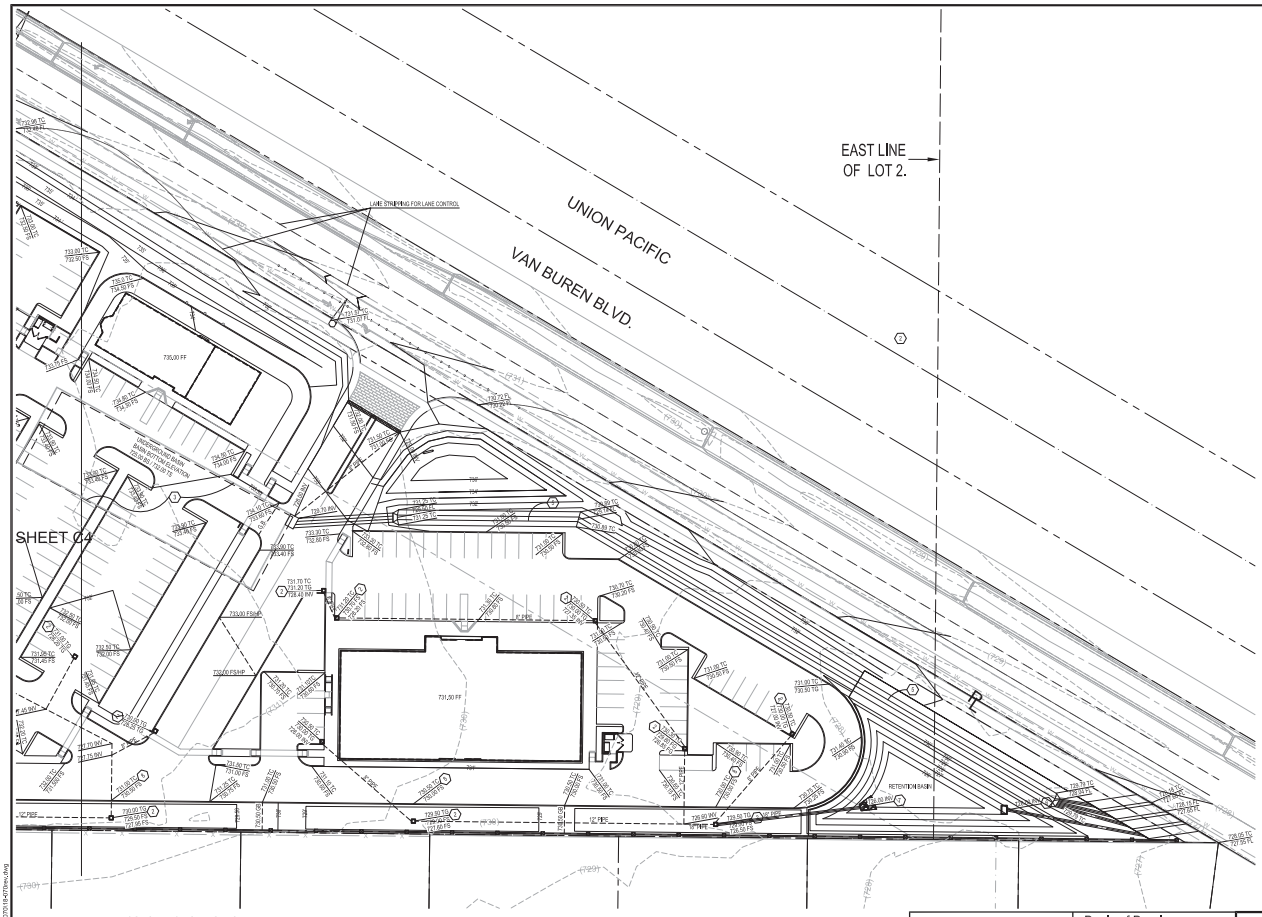

CONSTRUCTION NOTES

1. CONSTRUCT 12" X 12" CATCH BASIN PER DETAIL 1 ON SHEET C2
2. CONSTRUCT 24" X 24" CATCH BASIN PER DETAIL 2 ON SHEET C2
3. CONSTRUCT UNDERGROUND RETENTION BASIN PER DETAIL 3 ON SHEET C2
4. CONSTRUCT DUAL VORTEX SEPARATOR PRETEATMENT OR EQUAL PER DETAIL 4 ON SHEET C2
5. CONSTRUCT V-GUTTER PER DETAIL 5 ON SHEET C2
6. CONSTRUCT OUTLET PER DETAIL 6 ON SHEET C2
7. CONSTRUCT RIPRAP PER DETAIL 7 ON SHEET C2
8. CONSTRUCT 0" CURB FACE PER DETAIL 8 ON SHEET C2
9. SUMP FOR WATER IN LOADING DOCK AREA TO PUMP WATER TO INFILTRATION AREA

MARSHALL ENGINEERING GROUP, INC.
625 E. ARROW HWY., STE. 7, GLENDORA, CA 91740
PHONE: (626) 914-5788 FAX: (626) 914-5757 WEB: www.megi.us

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- STORMWATER QUALITY DESIGN & INSPECTION

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REGISTERED PROFESSIONAL ENGINEER
WILLIAM M. RAYMOND JR.
NO. 57580
EXP. 12-31-2021
CIVIL
STATE OF CALIFORNIA

WILLIAM M. RAYMOND JR, R.C.E. 57580 EXP. 12/31/2021

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Basis of Bearing
CCS ZONE 6 FOR BASIS OF BEARINGS

CITY OF JURUPA

ENGINEERING DIVISION

PRELIMINARY GRADING
VAN BUREN BLVD.
JURUPA, CA

Plan No.: 15-070	Scale: AS NOTED
Date: 3/19/2020	Drawn by: WMRJ
Sheet 5 of 5 Sheets	SHEET: C5

Date: 24-Mar-20 - 10:37 pm
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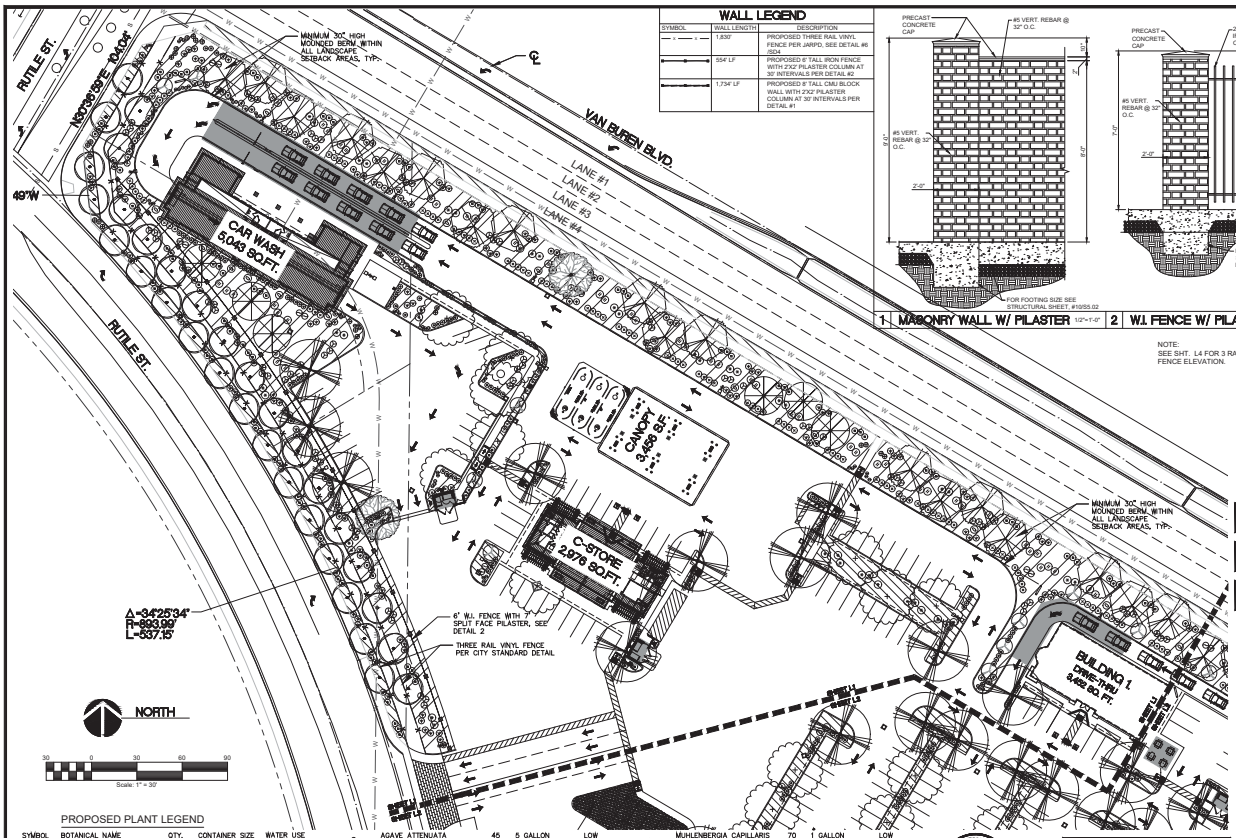
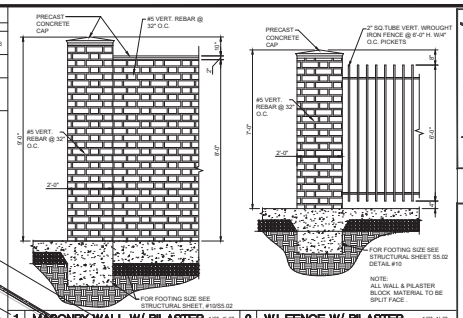


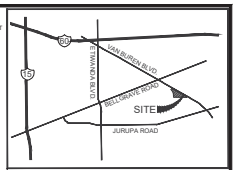
WALL LEGEND

SYMBOL	WALL LENGTH	DESCRIPTION
	1,830'	PROPOSED THREE RAIL VINYL FENCE PER JARPD, SEE DETAIL #6 /SD4
	554' LF	PROPOSED 6' TALL IRON FENCE WITH 2"X2" PILASTER COLUMN AT 30' INTERVALS PER DETAIL #2
	1,734' LF	PROPOSED 6' TALL CMU BLOCK WALL WITH 2"X2" PILASTER COLUMN AT 30' INTERVALS PER DETAIL #1

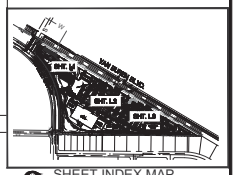


1 MASONRY WALL W/ PILASTER 1/2"=1'-0" | 2 W.I. FENCE W/ PILASTER 1/2"=1'-0"

NOTE:
SEE SHT. L4 FOR 3 RAIL FENCE ELEVATION.



VICINITY MAP
N.T.S.



SHEET INDEX MAP
N.T.S.

SHEET INDEX

L1 CONCEPTUAL LANDSCAPE PLAN
L2 CONCEPTUAL LANDSCAPE PLAN
L3 CONCEPTUAL LANDSCAPE PLAN
L4 TREE SHADING PLAN

SYMBOL	BOTANICAL NAME / COMMON NAME	CONTAINER SIZE / MATURE H X W	WATER USE
	GROUNDCOVER:		
	CAREX DIVULSA / BERKELY SEDGE	1 GALLON @ 24" O.C.	MODERATE / RETENTION POND
	MYOPORUM PARVIFOLIUM / PINK MYOPORUM	1 GALLON @ 4' O.C.	LOW
	ROSMARINUS O. "PROSTRATUS" / PROSTRATE ROSEMARY	FLATS @ 30" O.C.	LOW

NOTES:

PLANTING AREAS SHALL BE MULCHED WITH A THREE INCH (3") MINIMUM LAYER OF ORGANIC WOOD MULCH.

ROOT BARRIERS ARE REQUIRED WHEN TREE IS WITHIN 5' OF PAVING/CURB.

IRRIGATION SHALL UTILIZE DRIPLINE AND AN AUTOMATIC WEATHER BASED CONTROLLER.

REDUCE VISIBILITY OF WATER METERS, BACKFLOW PREVENTORS AND UTILITY CABINETS WITH LANDSCAPING.

2" MIN. CAUPER ON ALL 24" BOX TREES.

QUANTITIES NOTED INCLUDE ALL SHEETS.

MAXIMUM APPLIED WATER ALLOWANCE :
(50.5)(0.62)(0.45 x 164,548) = 2,316,399.0 GPY
TOTAL LANDSCAPE AREA = 164,548 SQ. FT.

PROPOSED PLANT LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	CONTAINER SIZE / MATURE H X W	WATER USE / COMMENTS
	TREES:			
	JACARANDA MIMOSIFOLIA / JACARANDA	6	48" BOX 35' x 30'	MODERATE / MULTI-TRUNK
	LAGERSTROEMIA 'ARAPAHO' / CRAPE MYRTLE	30	24" BOX 20' x 10'	MODERATE
	PINUS ELDARICA / AFGHAN PINE	55	24" BOX 30' x 25'	LOW @ 25' O.C.
	PLATANUS A. 'BLOODGOOD' / LONDON PLANE TREE	39	24" BOX 40' x 30'	MODERATE
	PODOCARPUS GRACILIOR / FERN PINE	57	24" BOX 20' x 20'	MODERATE
	PYRUS C. 'ARISTOCRAT' / CALLERY PEAR	65	24" BOX 40' x 40'	MODERATE
	RHUS LANCEA / AFRICAN SUMAC	57	24" BOX 30' x 35'	LOW
	AGAVE ATTENUATA / FOXTAIL AGAVE	45	5 GALLON 3' x 3'	LOW
	ALOE SPINOSISSIMA / NCN	67	5 GALLON 3' x 3'	LOW
	BOUGAINVILLEA 'ROSENKA' / BOUGAINVILLA	54	5 GALLON 4' x 4'	LOW
	CALLISTEMON 'LITTLE JOHN' / COMPACT BOTTLE BRUSH	646	5 GALLON 3' x 3'	LOW
	ELAEAGNUS P. 'FRUITLANDI' / SILVERBERRY	98	5 GALLON 4' x 4'	LOW
	GREVILLEA 'NOELLI' / NCN	323	5 GALLON 4' x 4'	LOW
	LANTANA 'NEW GOLD' / LANTANA	348	1 GALLON 2' x 4'	LOW
	PODOCARPUS MACROPHYLLUS / YEW PINE	16	15 GALLON 6' x 4'	MODERATE
	MUHLENBERGIA CAPILLARIS / PINK MUHLY	70	1 GALLON 2' x 2'	LOW
	ROSMARINUS O. 'BLUE SPIRES' / ROSEMARY	104	5 GALLON 5' x 5'	LOW
	SALVIA GREGGII / AUTUMN SAGE	366	1 GALLON 4' x 4'	LOW
	SENNA ARETEMESIOIDES / FEATHERY SENNA	124	5 GALLON 5' x 5'	LOW
	WESTRINGIA 'WYNYABBIE GEM' / NCN	58	5 GALLON 6' x 5'	LOW / COLUMNAR
	VINES:			
	BOUGAINVILLEA 'ROSENKA' / BOUGAINVILLA	10	15 GAL.	LOW
	MACFADYENA UNGUIS-CATI / CATS' CLAW	104	5 GAL.	LOW

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Email: hheady@headydesign.com

Benchmark:
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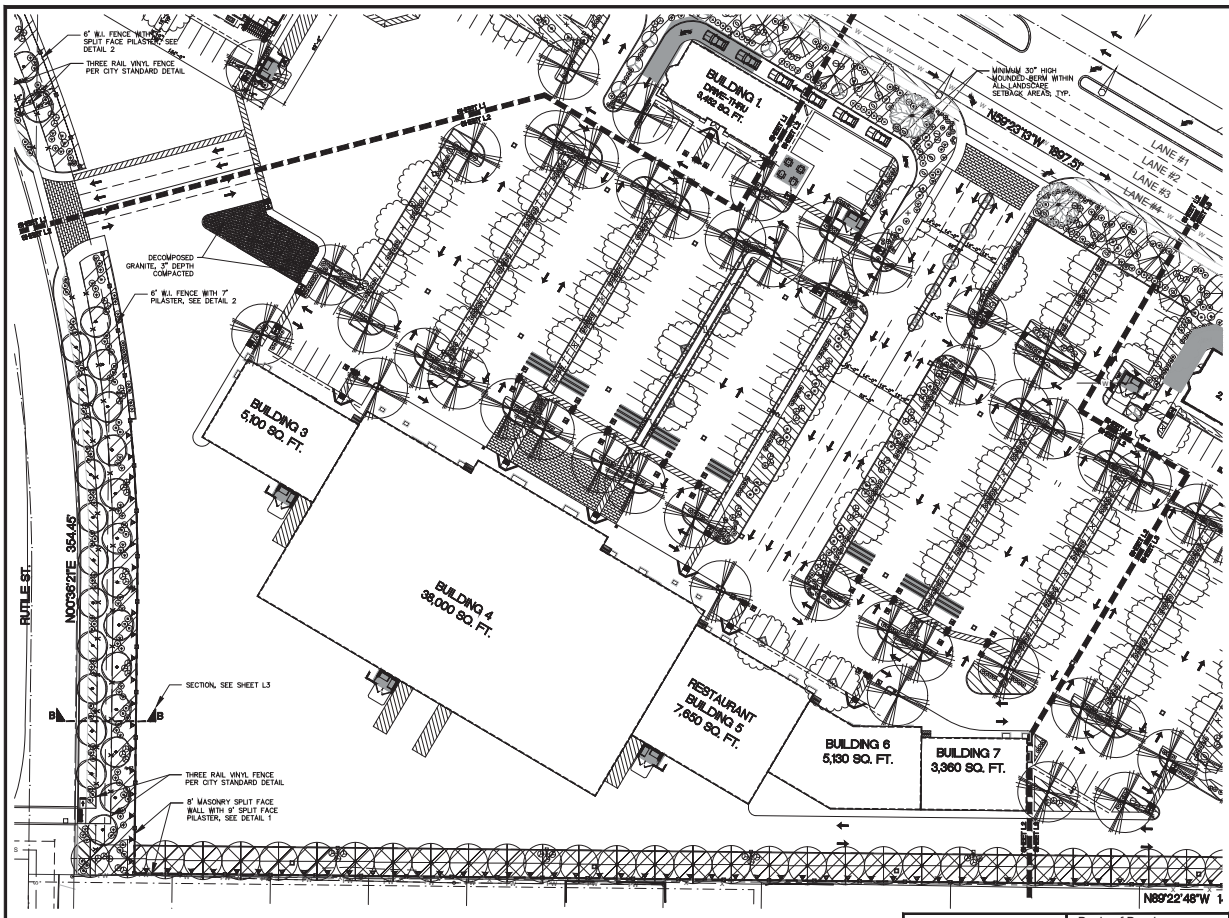
Basis of Bearing
CCS ZONE 6 FOR BASIS OF BEARINGS

CITY OF JURUPA
ENGINEERING DIVISION

CONCEPTUAL LANDSCAPE PLAN
VAN BUREN BLVD.
JURUPA, CA

	Plan No.: 18-070	Scale: AS NOTED
	Date: 2/13/2019	Drawn by: THK
	Sheet L1 of 4 Sheets	File No.:



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	BOUGAINVILLEA 'ROSENKA' / BOUGAINVILLA	10 / 15 GAL.	LOW	
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	GROUNDCOVER:			
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(949) 348-9150
thk@cox.net

NORTH

Scale: 1" = 30'

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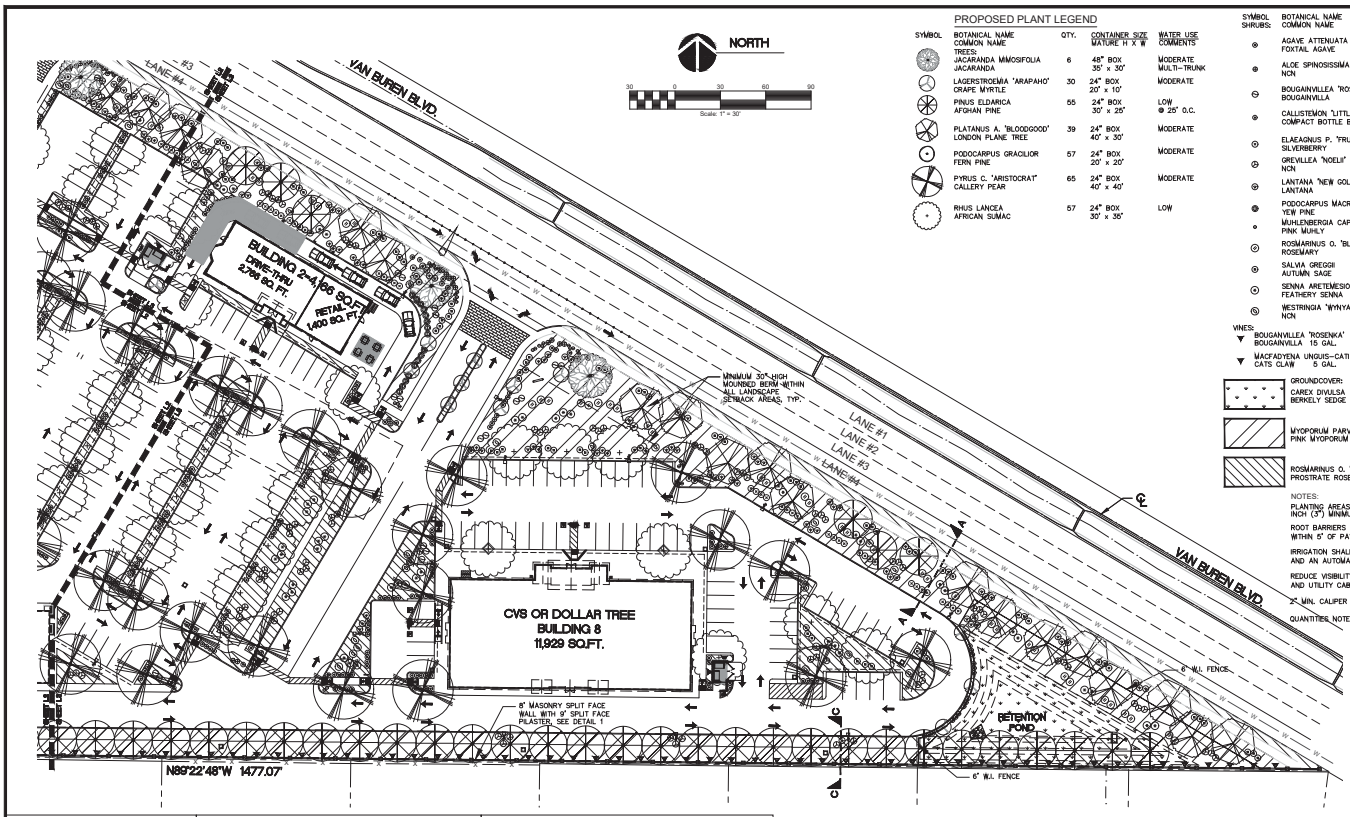
Basis of Bearing
CCS ZONE 6 FOR BASIS OF BEARINGS

CITY OF JURUPA
ENGINEERING DIVISION

CONCEPTUAL LANDSCAPE PLAN
VAN BUREN BLVD.
JURUPA, CA

Plan No.: 18-070		Scale: AS NOTED
Date: 2/13/2019		Drawn by: THK
Sheet L2 of 4 Sheets		File No.:



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	RHUS LANCEA / AFRICAN SUMAC	57	24" BOX / 30' x 35'	LOW

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	CONTAINER SIZE / MATURE H X W	WATER
SHRUBS:				
	AGAVE ATTENUATA / FOXTAIL AGAVE	45	5 GALLON / 3' x 3'	LOW
	ALOE SPINOSISSIMA / NCN	67	5 GALLON / 3' x 3'	LOW
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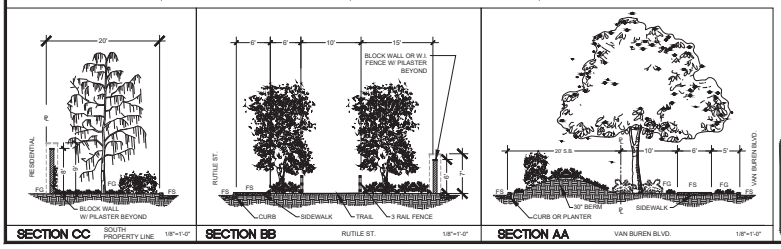

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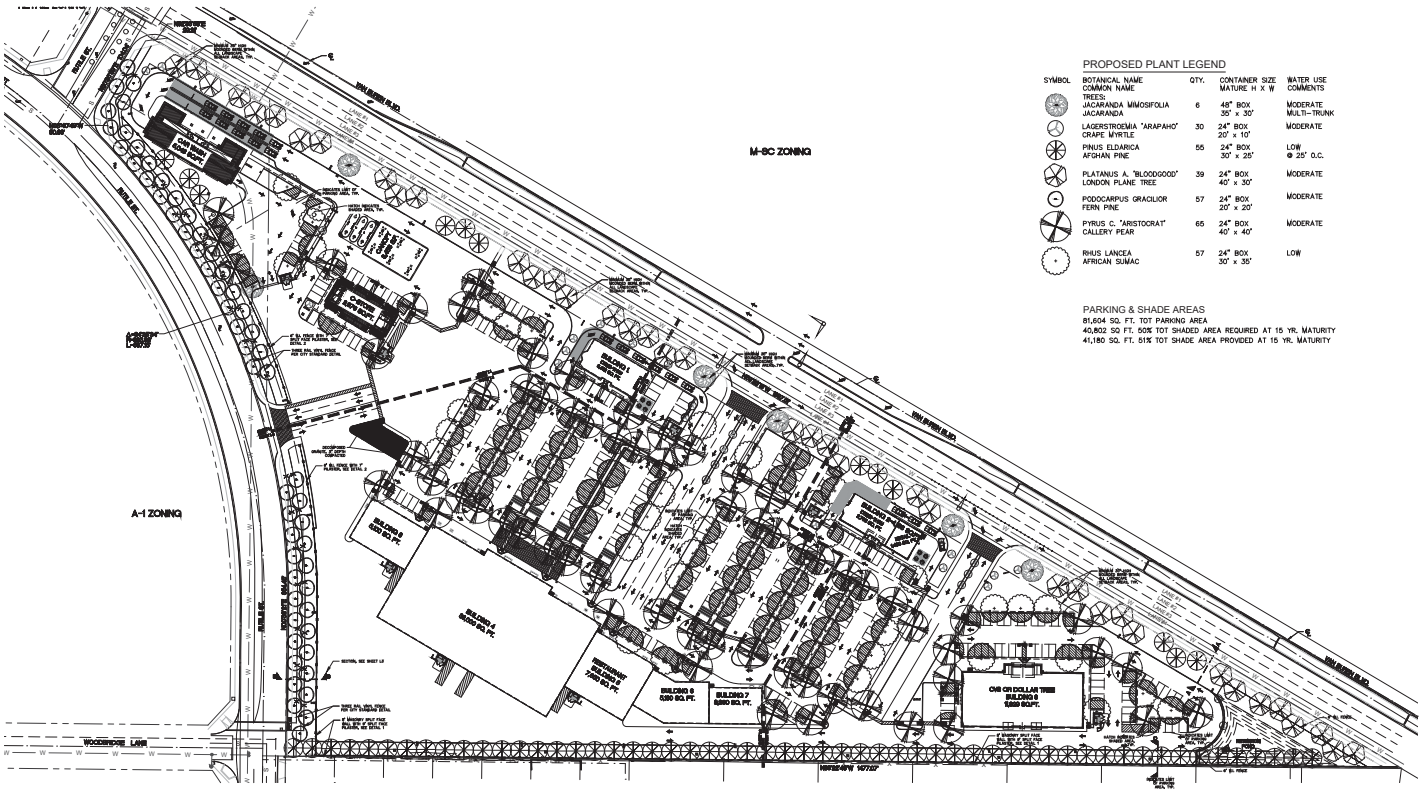
CITY OF JURUPA
ENGINEERING DIVISION

CONCEPTUAL LANDSCAPE PLAN
VAN BUREN BLVD.
JURUPA, CA

Plan No.: 18-070		Scale: AS NOTED
Date: 2/13/2019		Drawn by: THK
Sheet L3 of 4 Sheets		File No.:



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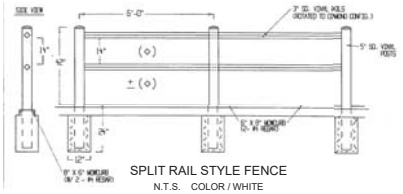
	RHUS LANCEA / AFRICAN SUMAC	57	24" BOX / 30' x 35'	LOW

PARKING & SHADE AREAS

81,604 SQ. FT. TOT PARKING AREA
40,802 SQ FT. 50% TOT SHADED AREA REQUIRED AT 15 YR. MATURITY
41,180 SQ. FT. 51% TOT SHADE AREA PROVIDED AT 15 YR. MATURITY



SPLIT RAIL STYLE FENCE
N.T.S. COLOR / WHITE

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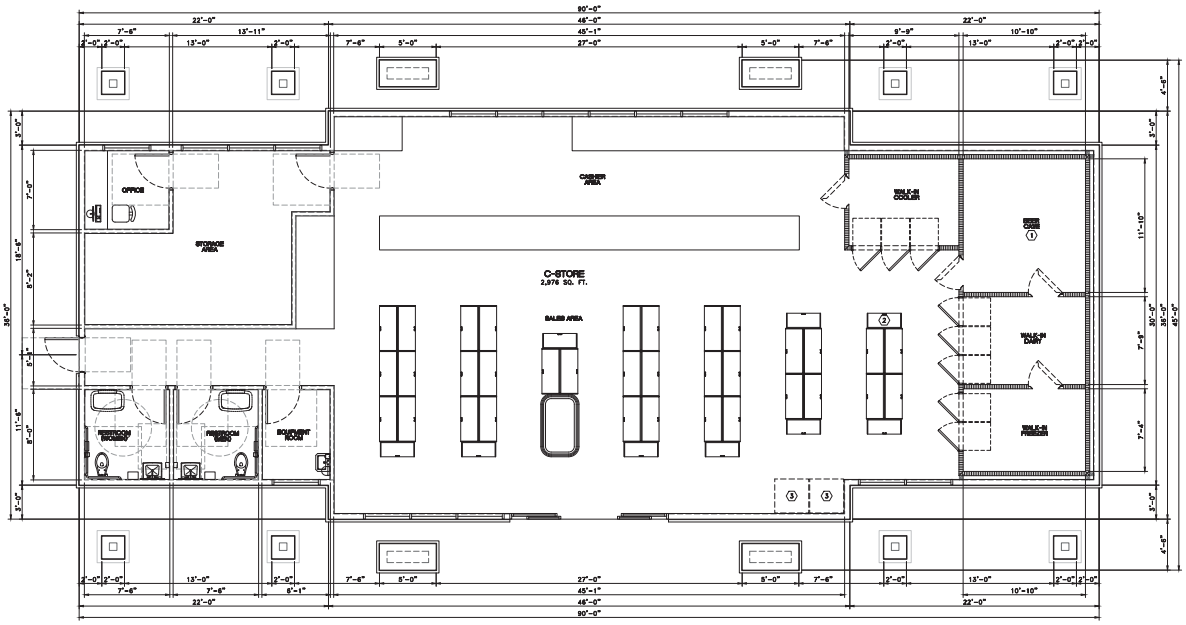
TREE SHADING PLAN
VAN BUREN BLVD.
JURUPA, CA

Plan No.: 18-070		Scale: 1" = 60'
Date: 2/13/2019		Drawn by: THK
Sheet 4 of 4 Sheets		File No.:

NORTH
1/4" = 1'-0"

ALCOHOL DISPLAY LOCATIONS

SYM	DESCRIPTION	SQUARE FOOTAGE	PERCENTAGE OF SALES
1	BEER CAVE	127 SQUARE FEET	4.27% OF SALES
2	WINE RACKS	18 SQUARE FEET	0.60% OF SALES
3	FLOOR STOCK DISPLAY	24 SQUARE FEET	0.81% OF SALES
		169 TOTAL SQUARE FEET	5.68% TOTAL OF SALES



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Phone: (909) 391-1202
Email: mheady@headydesign.com

VAN BUREN MARKETPLACE
VAN BUREN BLVD.
JURUPA VALLEY, CA

C-STORE CK#265-4136
FLOOR PLAN

Rev. #	Date	Revision Description

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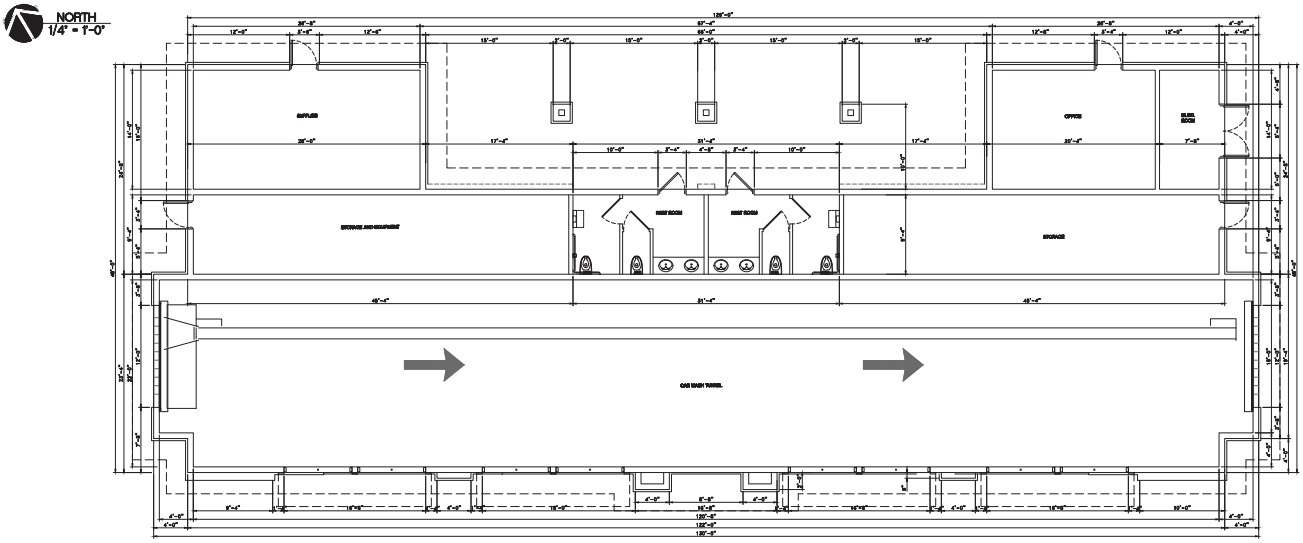
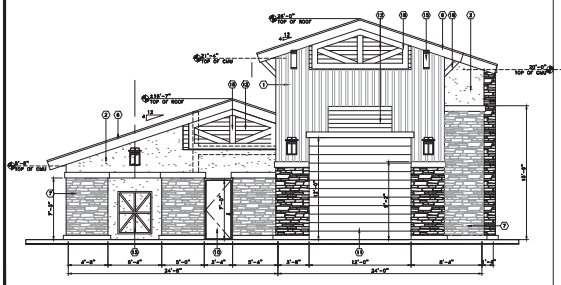
JOB NO: CM8-001
DRAWN BY: KA
DATE: 3/25/2020
SCALE: 1/4"=1'-0"

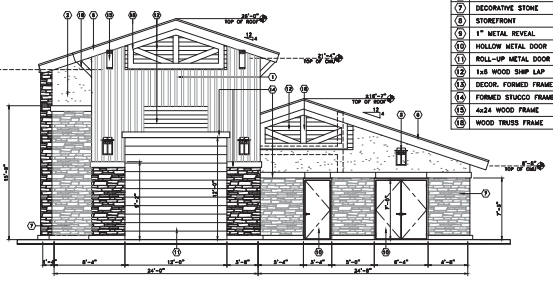
DRAWING:
A01.0



1 CARWASH FLOOR PLAN



2 CARWASH WEST ELEVATION



3 CARWASH EAST ELEVATION

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS – BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS – STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
5	STANDING SEAMS	COPPER PENNY	METAL SALES
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREIGLET
10	HOLLOW METAL DOOR	FRONTIER LAND	DUNN-EDWARDS DE6074
11	ROLL-UP METAL DOOR	FRONTIER LAND	DUNN-EDWARDS DE6074
12	1x8 WOOD SHIP LAP	GOLDEN OAK CLASSIC	VARATHANE
13	DECOR. FORMED FRAME W/STUC. FIN.	PLUSH SUEDE	DUNN-EDWARDS DE6053
14	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
15	4x24 WOOD FRAME	BEAR AND MIND	DUNN-EDWARDS DE6042
16	WOOD TRUSS FRAME	WEST BROWN	DUNN-EDWARDS DE6090

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VAN BUREN BLVD.
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CARWASH FLOOR PLAN AND ELEVATIONS

Rev. #	Date	Revision Description

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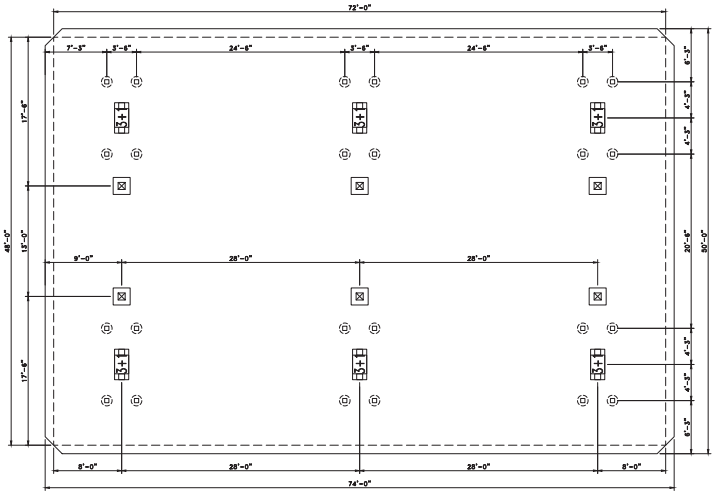
JOB NO: CMI-001
DRAWN BY: KA
DATE: 4/10/2020
SCALE: 3/16"=1'-0"

DRAWING:
A01.1

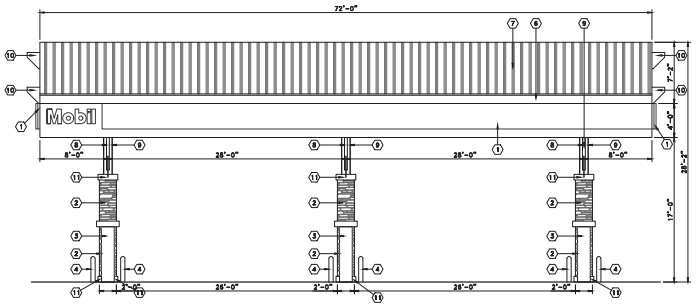
NORTH
1/4" = 1'-0"



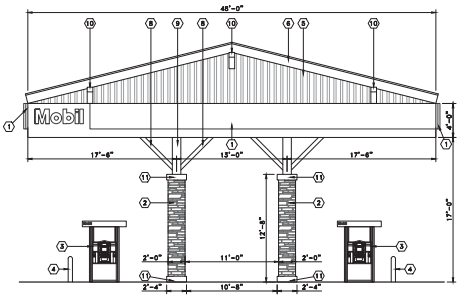
1 PROPOSED CANOPY PLAN

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR	COMMENTS
1	CORPORATE IMAGE SIGNAGE AREA		
2	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE
3	MULTIPLE PRODUCT DISPENSER (TYP. 8)		
4	6" DIA CONCRETE FILLED METAL BOLLARD		
5	BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	STANDING SEAMS	COPPER PENNY	METAL SALES
8	WOOD TRUSS FRAME	WESTERN RED	DUNN-EDWARDS DE6090
9	METAL STRUCTURE POST	SIAMESE KITTEN	DUNN-EDWARDS DE6121
10	4x24 WOOD FRAME	BEAR AND WIND	DUNN-EDWARDS DE6042
11	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077



2 NORTH ELEVATION



3 EAST ELEVATION

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CANOPY PLAN AND ELEVATIONS

Rev. #	Date	Revision Description

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DRAWN BY: KA
DATE: 3/25/2020
SCALE: 3/16"=1'-0"

DRAWING:
A01.2

NORTH
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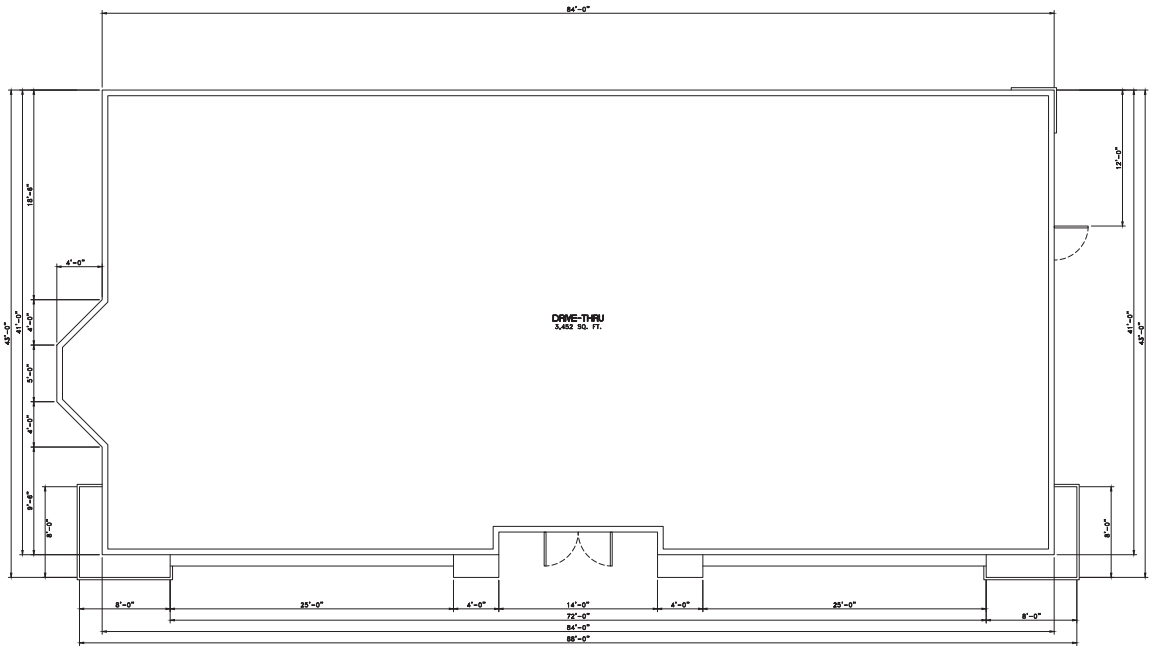

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VAN BUREN MARKETPLACE
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BUILDING 1 FLOOR PLAN

Rev. #	Date	Revision Description

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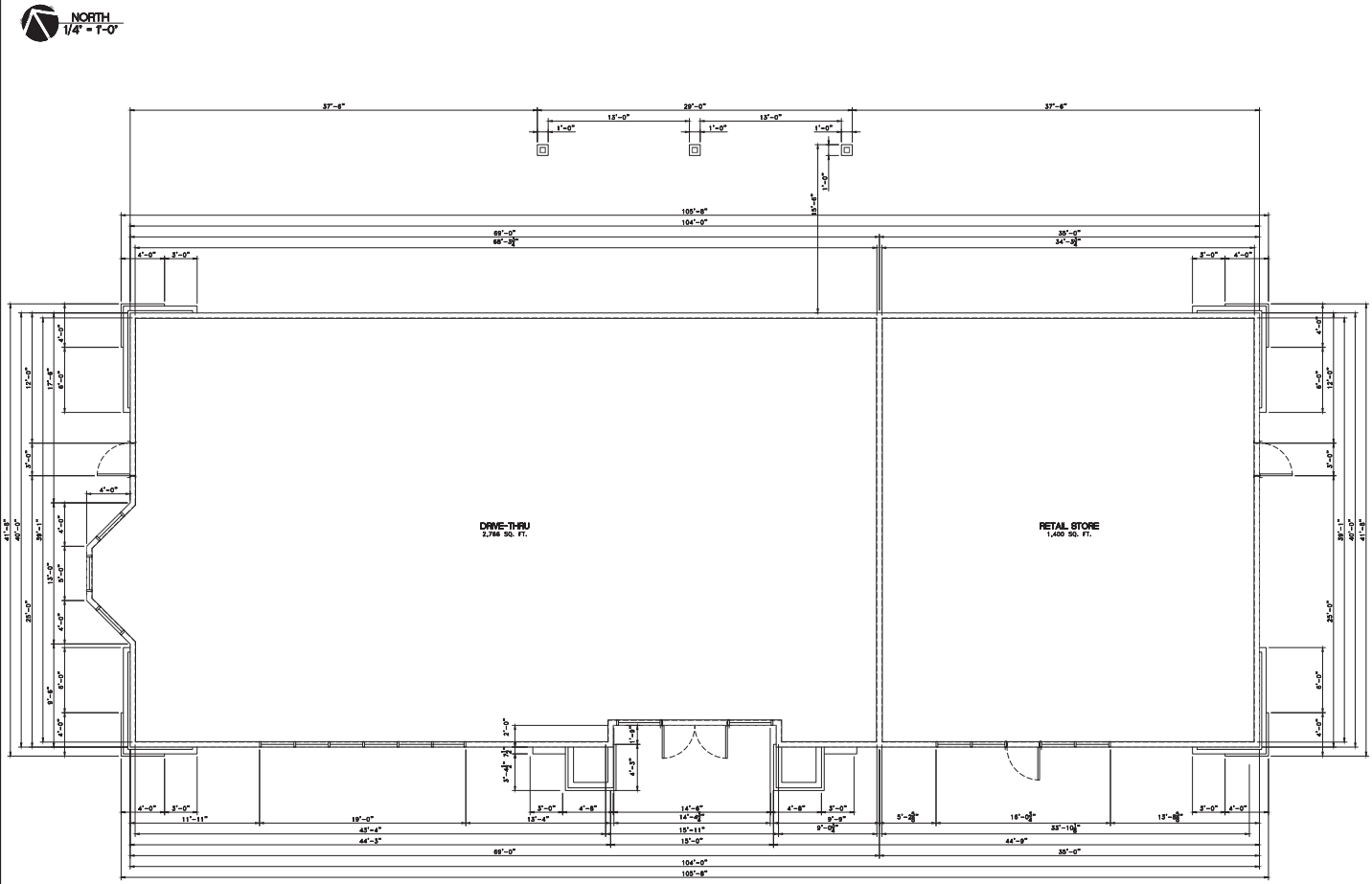
JOB NO: CMB-001
DRAWN BY: KA
DATE: 3/25/2020
SCALE: 1/4"=1'-0"

DRAWING:
A01.3



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VAN BUREN MARKETPLACE
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BUILDING 2 FLOOR PLAN

Rev. #	Date	Revision Description

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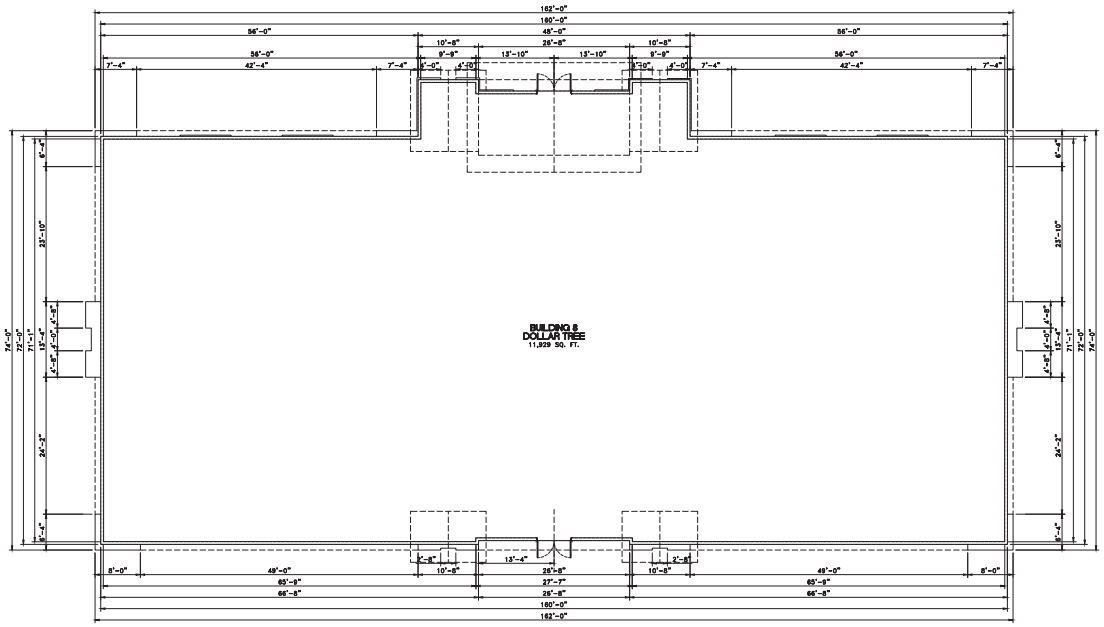
JOB NO:	CMI-001
DRAWN BY:	KA
DATE:	3/25/2020
SCALE:	1/4"=1'-0"

DRAWING:

A01.4

NORTH
1/4" = 1'-0"



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BUILDING 8 DOLLAR TREE
FLOOR PLAN

Rev. #	Date	Revision Description

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DRAWN BY: KA
DATE: 3/25/2020
SCALE: 1/8"=1'-0"

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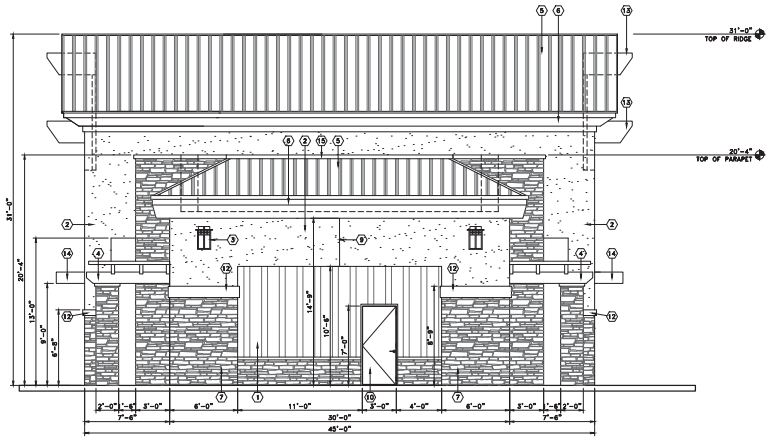
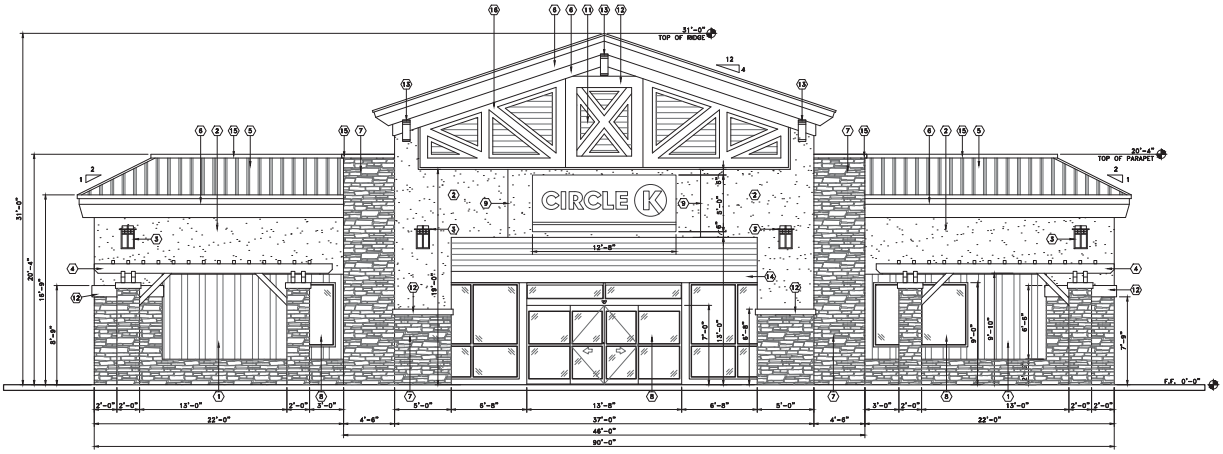


1 LEFT ELEVATION - EAST



2 FRONT ELEVATION - NORTH

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
5	STANDING SEAMS	COPPER PENNY	METAL SALES
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT WINDOW	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREQLET
10	HOLLOW METAL DOOR	FRONTIER LAND	DUNN-EDWARDS DE6074
11	1x6 WOOD SHIP LAP	GOLDEN OAK CLASSIC	VARATHANE
12	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
13	4x24 WOOD FRAME	BEAR AND MIND	DUNN-EDWARDS DE6042
14	METAL CANOPY	BEAR AND MIND	DUNN-EDWARDS DE6042
15	METAL CAP FLASHING	CHESTER BROWN	DUNN-EDWARDS DE6147
16	WOOD TRUSS FRAME	WESTERN RED	DUNN-EDWARDS DE6090

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C-STORE CK#2654436
ELEVATIONS

Rev. #	Date	Revision Description

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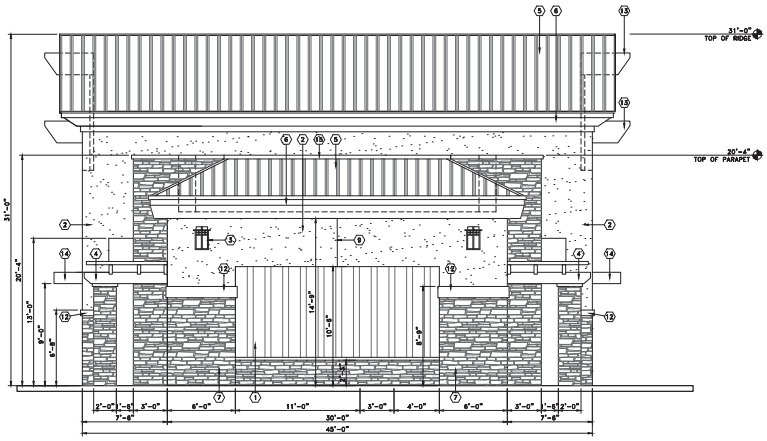
JOB NO: CM-001
DRAWN BY: SK
DATE: 3/24/2020
SCALE: 1/4"=1'-0"

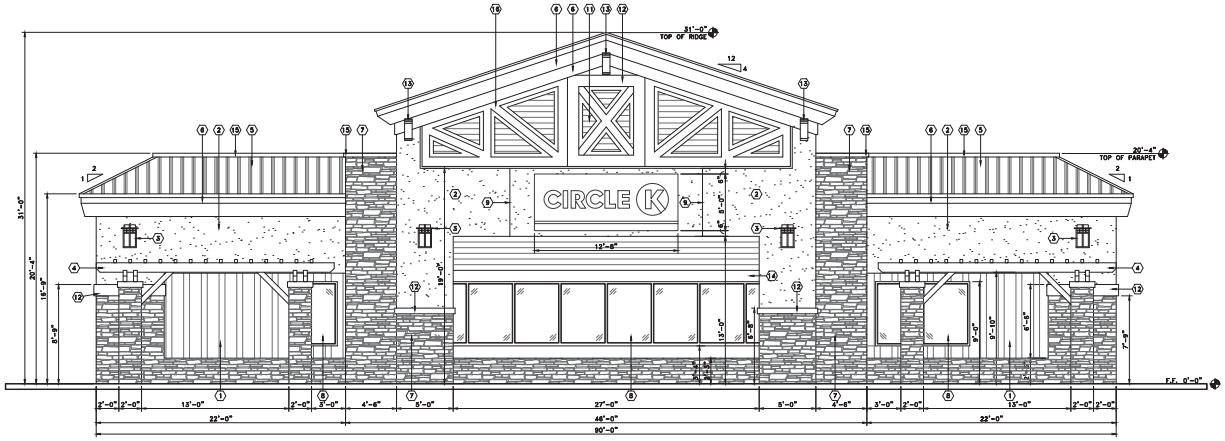
DRAWING:
A03.0



3 RIGHT ELEVATION - WEST

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
5	STANDING SEAMS	COPPER PENNY	METAL SALES
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT WINDOW	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREQLET
10	HOLLOW METAL DOOR	FRONTIER LAND	DUNN-EDWARDS DE6074
11	1x6 WOOD SHIP LAP	GOLDEN OAK CLASSIC	VARATHANE
12	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
13	4x24 WOOD FRAME	BEAR AND MIND	DUNN-EDWARDS DE6042
14	METAL CANOPY	BEAR AND MIND	DUNN-EDWARDS DE6042
15	METAL CAP FLASHING	CHESTER BROWN	DUNN-EDWARDS DE6147
16	WOOD TRUSS FRAME	WESTERN RED	DUNN-EDWARDS DE6090



4 REAR ELEVATION - SOUTH

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C-STORE CK#2654436
ELEVATIONS

Rev. #	Date	Revision Description

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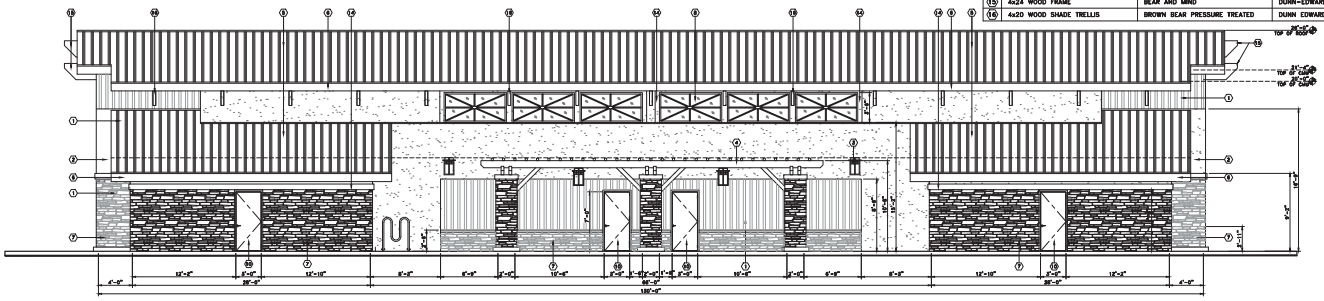
JOB NO: CM-001
DRAWN BY: SK
DATE: 3/24/2020
SCALE: 1/4"=1'-0"

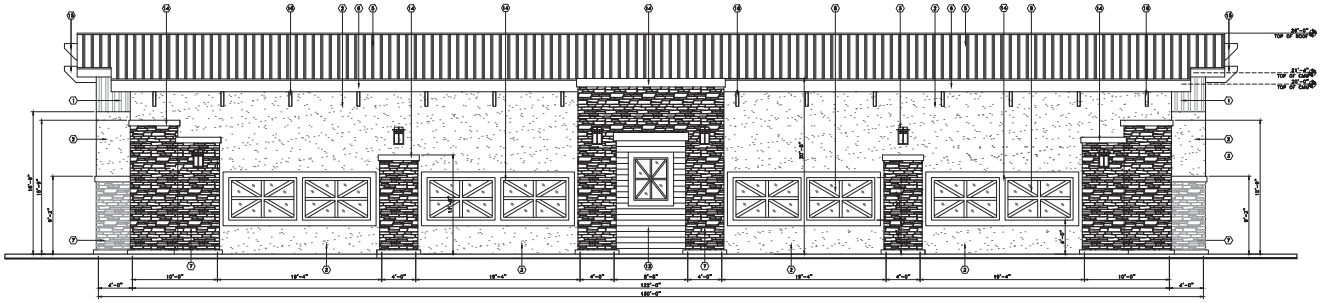
DRAWING:
A03.1

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
5	STANDING SEAMS	COPPER PENNY	METAL SALES
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	ARCHITECTURAL FOAM TRIM	-	SOUTH COAST FOAM SHAPES
9	1" METAL REVEAL	ALUM. FINISH	FRY FREQLET
10	HOLLOW METAL DOOR	FRONTIER LAND	DUNN-EDWARDS DE6074
11	ROLL-UP METAL DOOR	FRONTIER LAND	DUNN-EDWARDS DE6074
12	1x6 WOOD SHIP LAP	GOLDEN OAK CLASSIC	VARATHANE
13	FREE STANDING METAL FRAME	PLUSH SUEDE	DUNN-EDWARDS DE6053
14	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
15	4x24 WOOD FRAME	BEAR AND MIND	DUNN-EDWARDS DE6042
16	4x20 WOOD SHADE TRELLIS	BROWN BEAR PRESSURE TREATED	DUNN EDWARDS DE6140



3 CARWASH NORTH ELEVATION



4 CARWASH SOUTH ELEVATION

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CARWASH ELEVATIONS

Rev. #	Date	Revision Description

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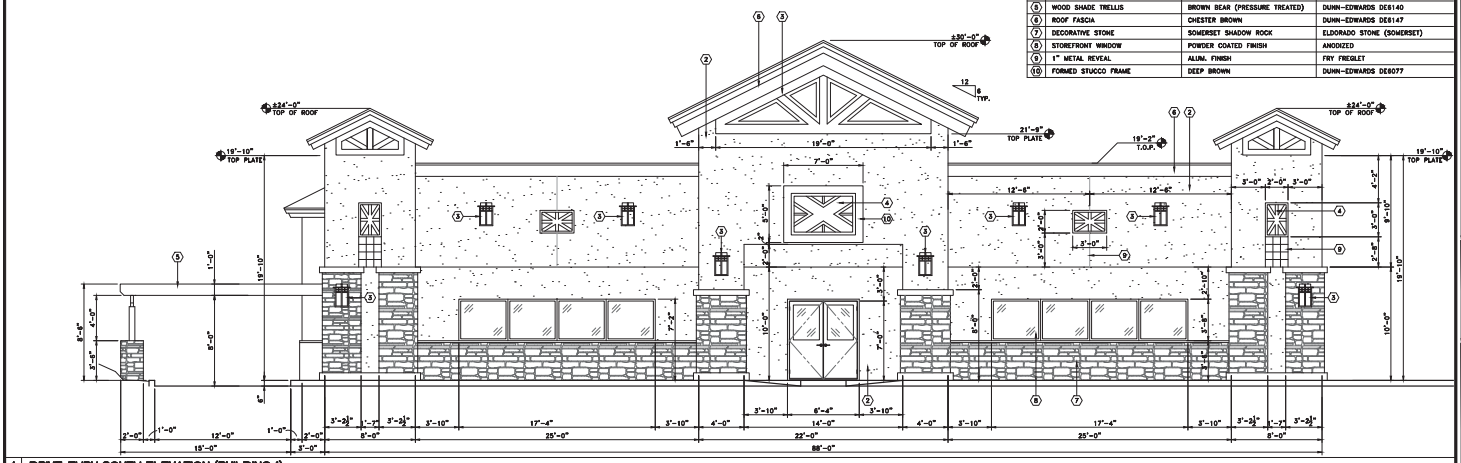
JOB NO: CMI-001
DRAWN BY: KA
DATE: 4/10/2020
SCALE: 3/16"=1'-0"

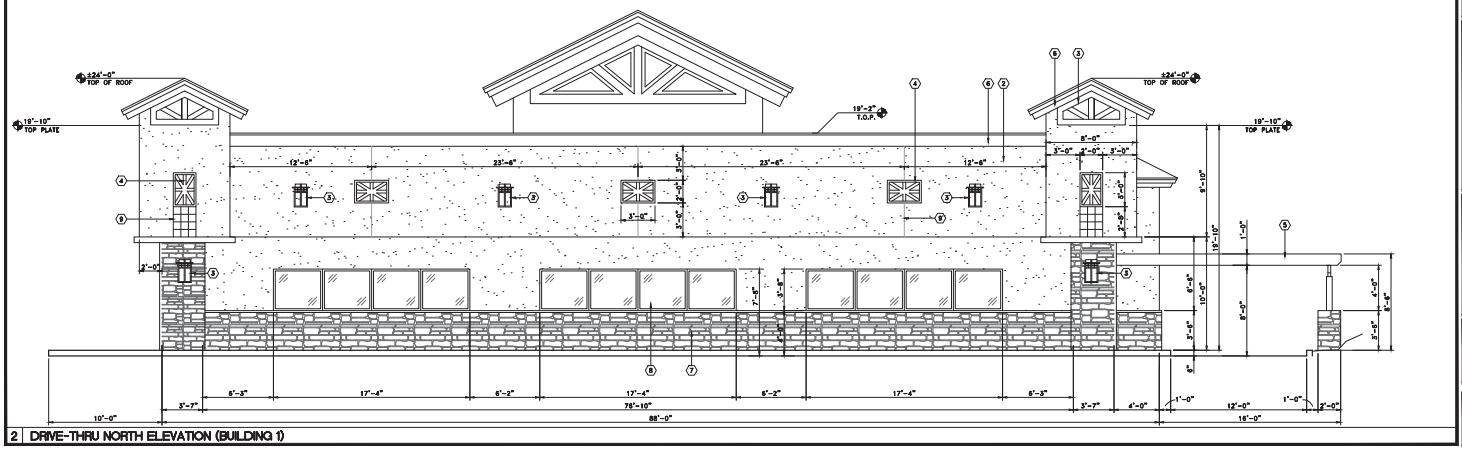
DRAWING:
A03.2

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS – BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS – STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	ARCHITECTURAL FOAM TRIM	–	SOUTHCOAST FOAM SHAPES
5	WOOD SHADE TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT WINDOW	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREQLET
10	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077



1 DRIVE-THRU SOUTH ELEVATION (BUILDING 1)



2 DRIVE-THRU NORTH ELEVATION (BUILDING 1)

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BUILDING 1 DRIVE-THRU ELEVATIONS

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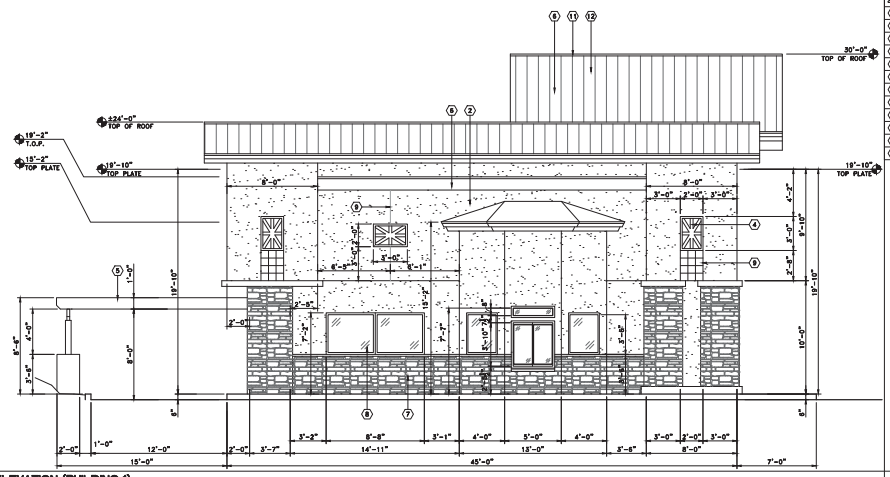
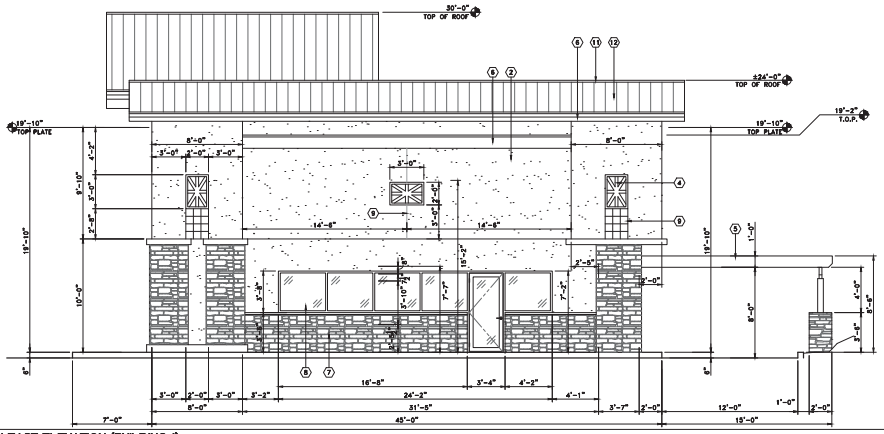
JOB NO: CM-001
DRAWN BY: KA
DATE: 4/10/2020
SCALE: 1/4"=1'-0"

DRAWING:
A03.3A



1 DRIVE-THRU WEST ELEVATION (BUILDING 1)



2 DRIVE-THRU EAST ELEVATION (BUILDING 1)

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	FREE STANDING METAL FRAME	PLUSH SUEDE	DUNN-EDWARDS DE6053
5	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY REGLET
10	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
11	METAL CAP FLASHING	CHESTER BROWN	DUNN-EDWARDS DE6147
12	STANDING SEAMS	COPPER PENNY	METAL SALES

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VAN BUREN MARKETPLACE
VAN BUREN BLVD.
JURUPA VALLEY, CA

BUILDING 1 DRIVE-THRU ELEVATIONS

Rev. #	Date	Revision Description

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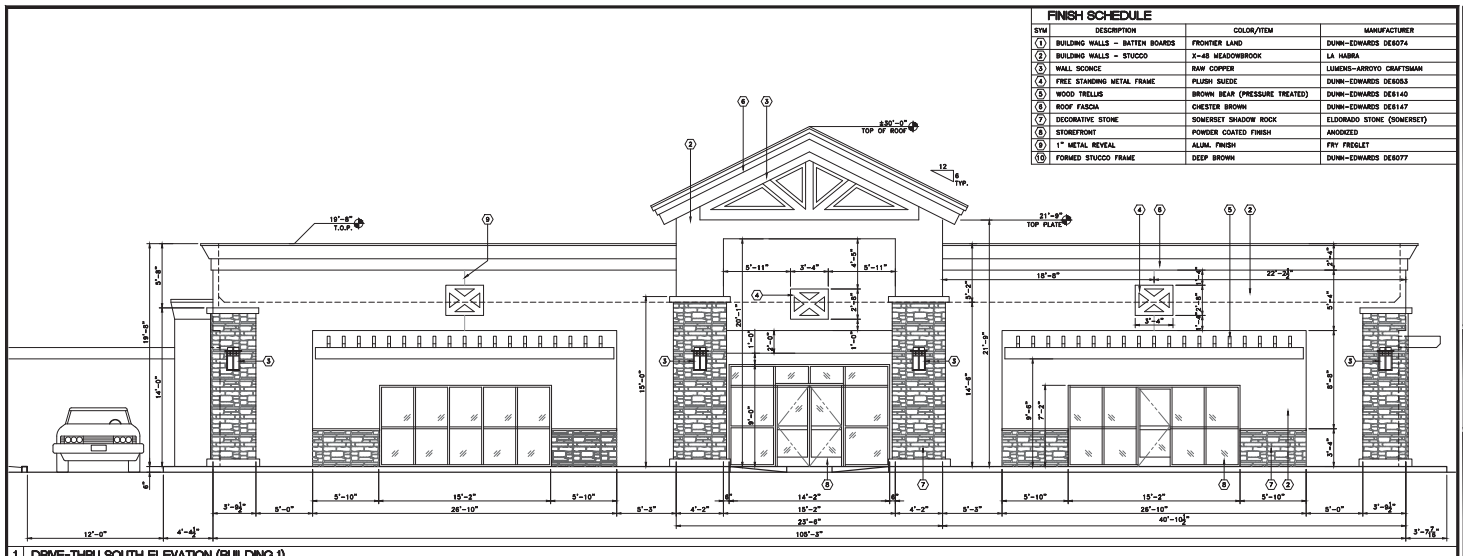
JOB NO: CMI-001
DRAWN BY: SK
DATE: 3/23/2020
SCALE: 1/4"=1'-0"

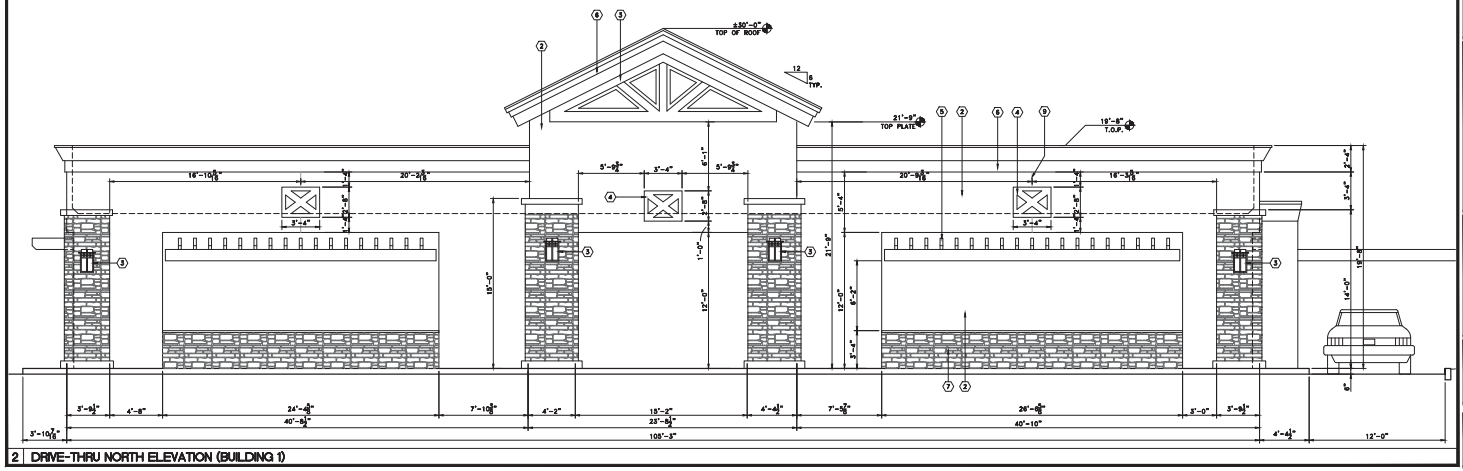
DRAWING:
A03.3B

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	FREE STANDING METAL FRAME	PLUSH SUEDE	DUNN-EDWARDS DE6053
5	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY REGLET
10	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077



1 DRIVE-THRU SOUTH ELEVATION (BUILDING 1)



2 DRIVE-THRU NORTH ELEVATION (BUILDING 1)

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BUILDING 2 DRIVE-THRU ELEVATIONS

Rev. #	Date	Revision Description

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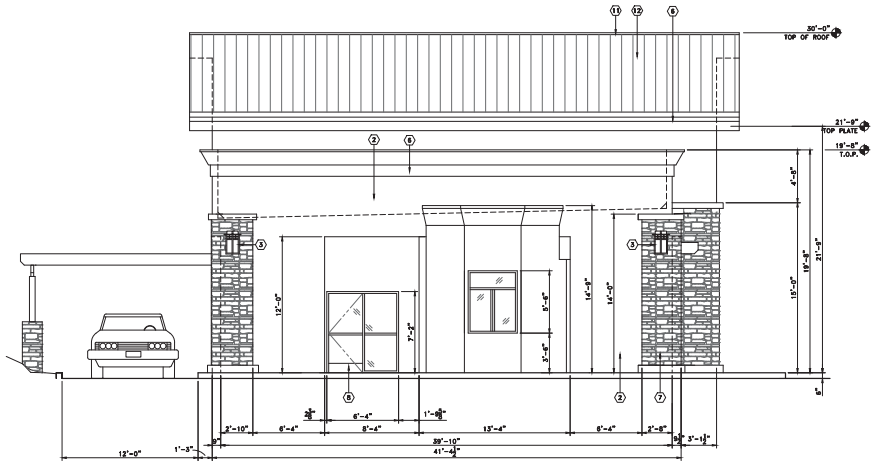
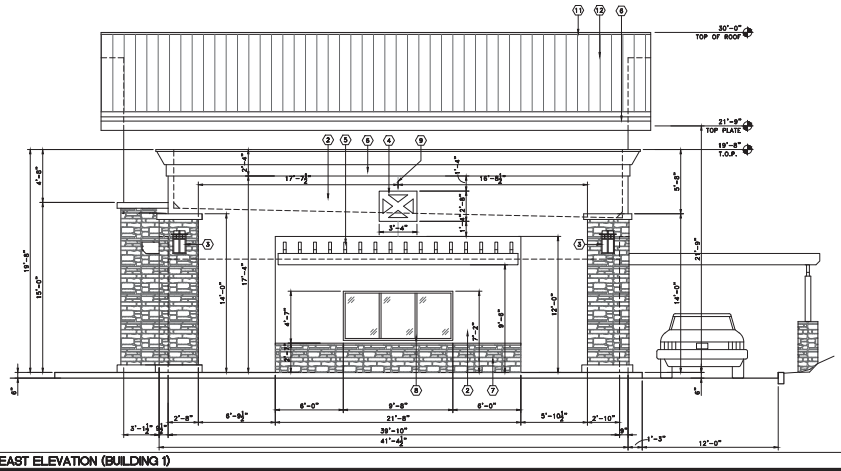
SCALE: 1/4"=1'-0"

DRAWING:
A03.4A



1 DRIVE-THRU WEST ELEVATION (BUILDING 1)



2 DRIVE-THRU EAST ELEVATION (BUILDING 1)

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	FREE STANDING METAL FRAME	PLUSH SUEDE	DUNN-EDWARDS DE6053
5	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREDLET
10	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
11	METAL CAP FLASHING	CHESTER BROWN	DUNN-EDWARDS DE6147
12	STANDING SEAMS	COPPER PENNY	METAL SALES

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BUILDING 2 DRIVE-THRU ELEVATIONS

Rev. #	Date	Revision Description

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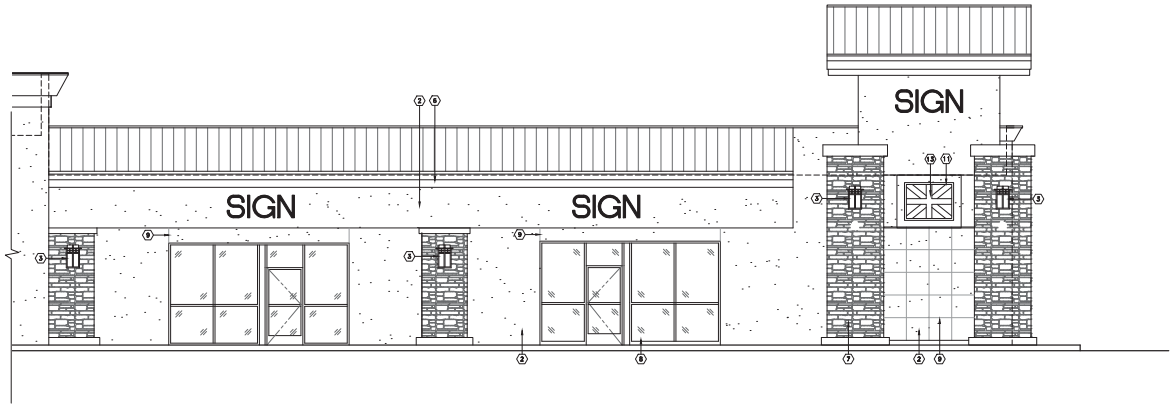
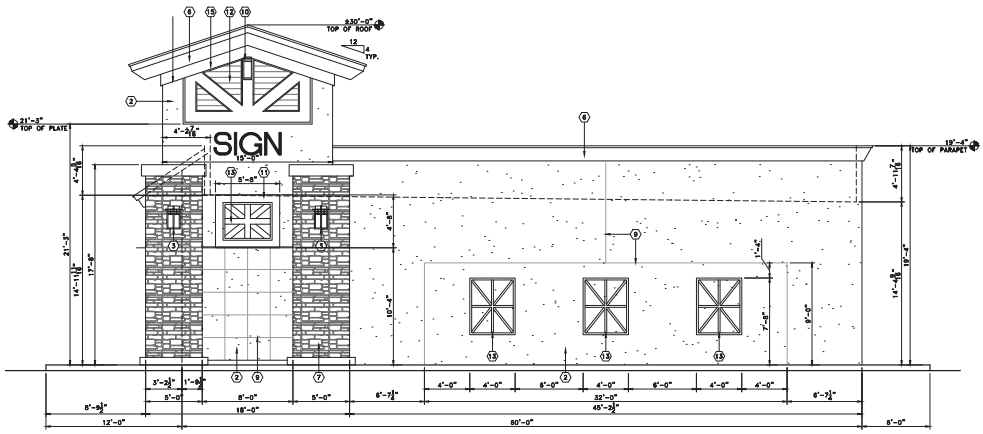
DATE: 3/12/05/19
SCALE: 1/4"=1'-0"

DRAWING:
A03.4B



For Bldg. #4
SEE SHT. A03.3

1 FRONT ELEVATION - SOUTHWEST VIEW - BUILDING 3 1/4"=1'-0"



2 RIGHT ELEVATION - SOUTHEAST VIEW - BUILDING 4 1/4"=1'-0"

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	METAL CAP FLASHING	CHESTER BROWN	DUNN-EDWARDS DE6147
5	STANDING SEAMS	COPPER PENNY	METAL SALES
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY REGLET
10	4x24 WOOD FRAME	BEAR AND WIND	DUNN-EDWARDS DE6042
11	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
12	1x6 WOOD SHIP LAP	GOLDEN OAK CLASSIC	VARATHANE
13	DECOR. FORMED FRAME W/STUC. FIN.	PLUSH SUEDE	DUNN-EDWARDS DE6053
14	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
15	WOOD TRUSS FRAME	WESTERN RED	DUNN-EDWARDS DE6090

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BUILDING #3 ELEVATIONS

Rev. #	Date	Revision Description

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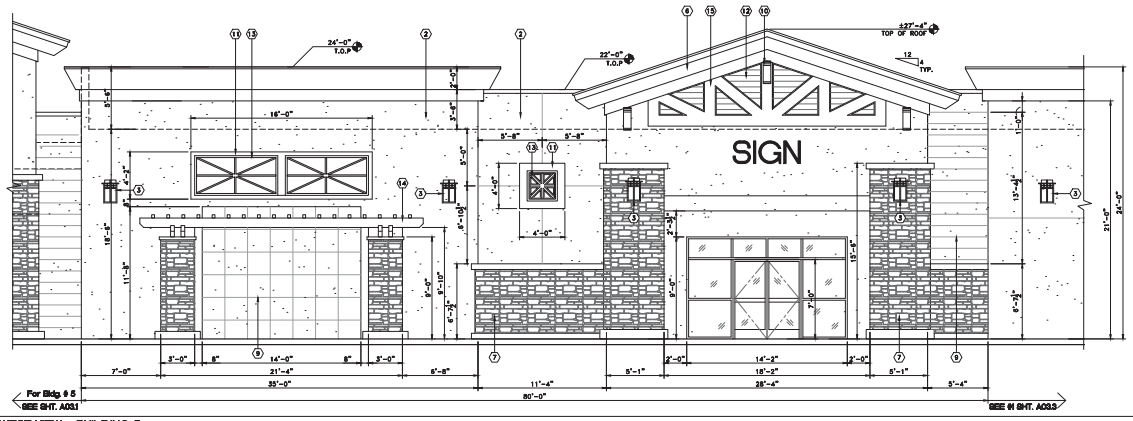
JOB NO: CMI-001
DRAWN BY: KA
DATE: 4/10/2020
SCALE: 1/4"=1'-0"

DRAWING:
A03.5A

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	METAL CAP FLASHING	CHESTER BROWN	DUNN-EDWARDS DE6147
5	STANDING SEAMS	COPPER PENNY	METAL SALES
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREGLET
10	4x24 WOOD FRAME	BEAR AND WIND	DUNN-EDWARDS DE6042
11	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
12	1x6 WOOD SHIP LAP	GOLDEN OAK CLASSIC	VARATHANE
13	FREE STANDING METAL FRAME	PLUSH SUEDE	DUNN-EDWARDS DE6053
14	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
15	WOOD TRUSS FRAME	WESTERN RED	DUNN-EDWARDS DE6090

1 FRONT OVERALL ELEVATION - SOUTHWEST VIEW - BUILDING 4 3/32"=1'-0"



2 FRONT ELEVATION - SOUTHWEST VIEW - BUILDING 5 1/4"=1'-0"

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BUILDING #4 ELEVATIONS

Rev. #	Date	Revision Description

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DATE: 3/24/2020
SCALE: AS SHOWN

DRAWING:
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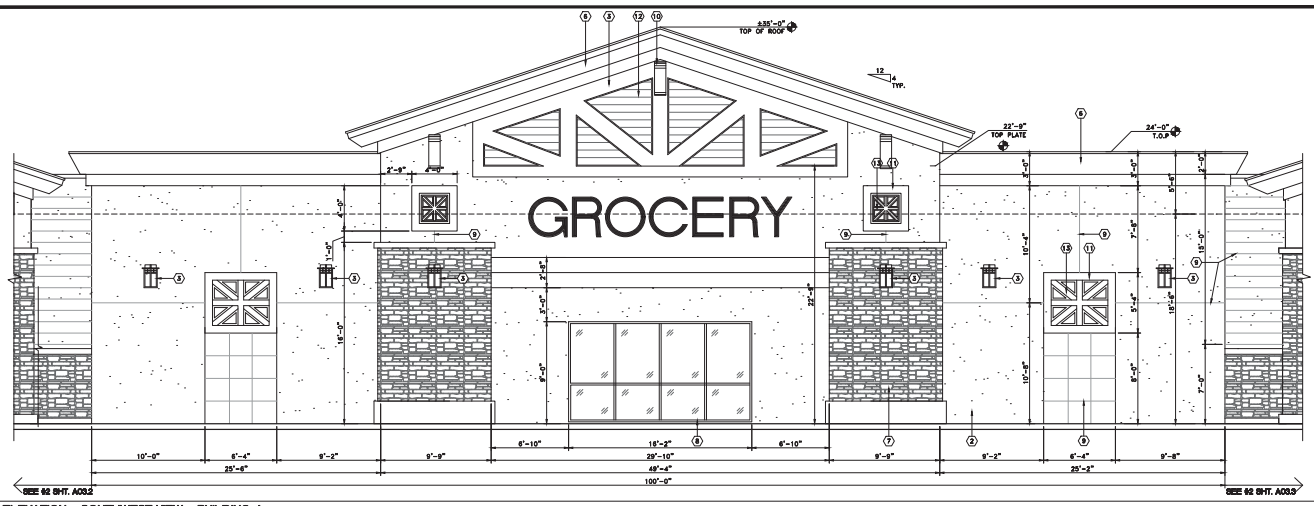
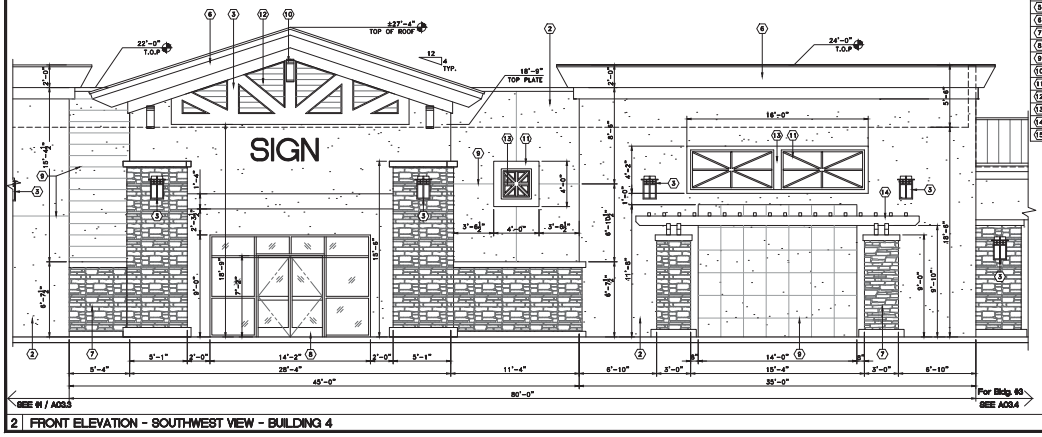


1 | FRONT ELEVATION - SOUTHWEST VIEW - BUILDING 4

1/4"=1'-0"



2 | FRONT ELEVATION - SOUTHWEST VIEW - BUILDING 4

1/4"=1'-0"

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	METAL CAP FLASHING	CHESTER BROWN	DUNN-EDWARDS DE6147
5	STANDING SEAMS	COPPER PENNY	METAL SALES
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREGLET
10	4x24 WOOD FRAME	BEAR AND WIND	DUNN-EDWARDS DE6042
11	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
12	1x6 WOOD SHIP LAP	GOLDEN OAK CLASSIC	VARATHANE
13	FREE STANDING METAL FRAME	PLUSH SUEDE	DUNN-EDWARDS DE6053
14	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
15	WOOD TRUSS FRAME	WESTERN RED	DUNN-EDWARDS DE6060

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VAN BUREN MARKETPLACE
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BUILDING #4 ELEVATIONS

Rev. #	Date	Revision Description

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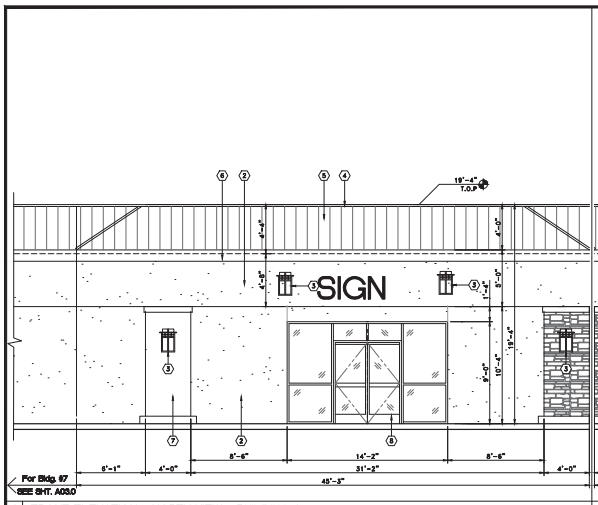
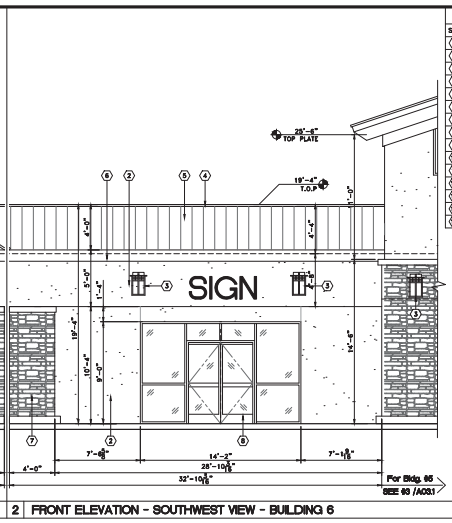
SCALE: 1/4"=1'-0"

DRAWING:
A03.5C



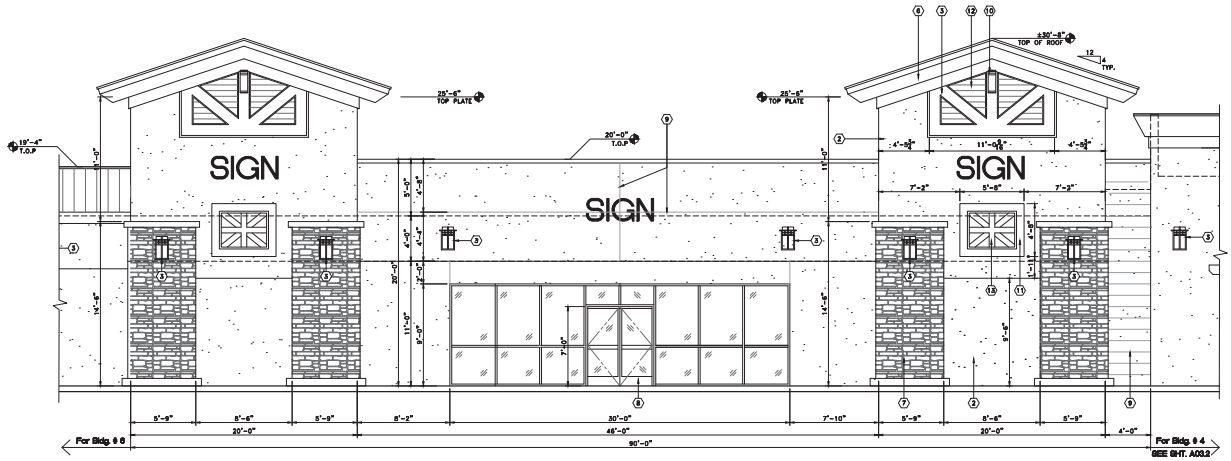
1 FRONT ELEVATION - NORTH VIEW - BUILDING 6



2 FRONT ELEVATION - SOUTHWEST VIEW - BUILDING 6

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	METAL CAP FLASHING	CHESTER BROWN	DUNN-EDWARDS DE6147
5	STANDING SEAMS	COPPER PENNY	METAL SALES
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREGLET
10	4x24 WOOD FRAME	BEAR AND WIND	DUNN-EDWARDS DE6042
11	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
12	1x6 WOOD SHIP LAP	GOLDEN OAK CLASSIC	VARATHANE
13	FREE STANDING METAL FRAME	PLUSH SUEDE	DUNN-EDWARDS DE6053
14	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
15	WOOD TRUSS FRAME	WESTERN RED	DUNN-EDWARDS DE6090



3 FRONT ELEVATION - SOUTHWEST VIEW - BUILDING 5

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BUILDING #5 AND #6 ELEVATIONS

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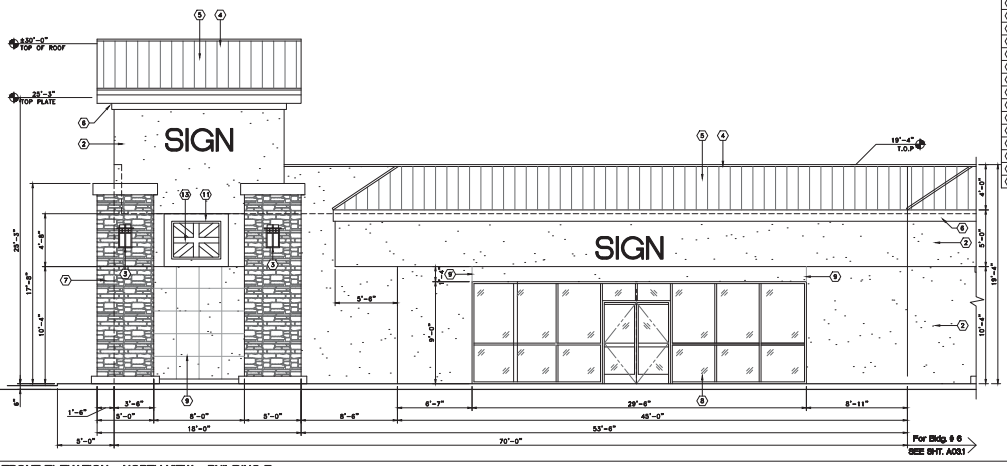
DRAWN BY: SK
DATE: 3/12/05/19
SCALE: 1/4"=1'-0"

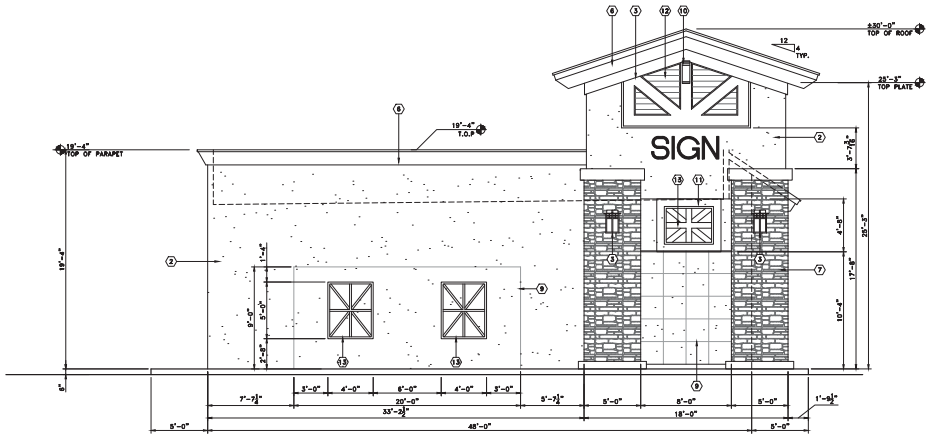
DRAWING: A03.5D

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	METAL CAP FLASHING	CHESTER BROWN	DUNN-EDWARDS DE6147
5	STANDING SEAMS	COPPER PENNY	METAL SALES
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREGLET
10	4x24 WOOD FRAME	BEAR AND WIND	DUNN-EDWARDS DE6042
11	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
12	1x6 WOOD SHIP LAP	GOLDEN OAK CLASSIC	VARATHANE
13	DECOR. FORMED FRAME W/STUC. FIN.	PLUSH SUEDE	DUNN-EDWARDS DE6053
14	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
15	WOOD TRUSS FRAME	WESTERN RED	DUNN-EDWARDS DE6090



1 FRONT ELEVATION - NORTH VIEW - BUILDING 7



2 LEFT ELEVATION - EAST VIEW - BUILDING 7

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BUILDING #7 ELEVATIONS

Rev. #	Date	Revision Description

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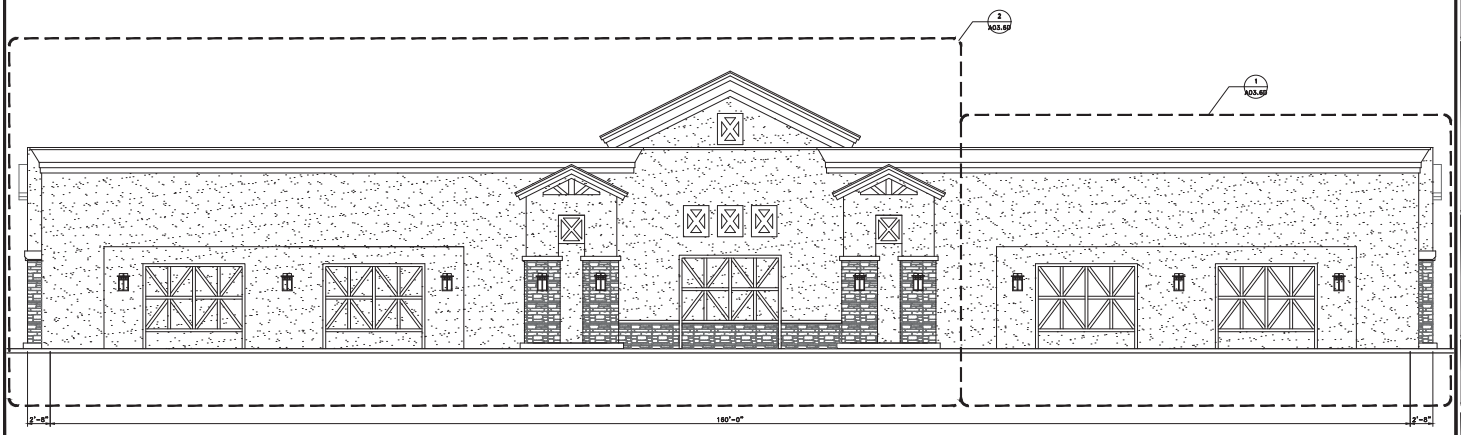
JOB NO: CMI-001
DRAWN BY: KA
DATE: 4/10/2020
SCALE: 1/4"=1'-0"

DRAWING:
A03.5E

1 OVERALL FRONT ELEVATION - NORTH VIEW - BUILDING 8



2 OVERALL REAR ELEVATION - SOUTH VIEW - BUILDING 8

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BUILDING 8 ELEVATIONS

Rev. #	Date	Revision Description

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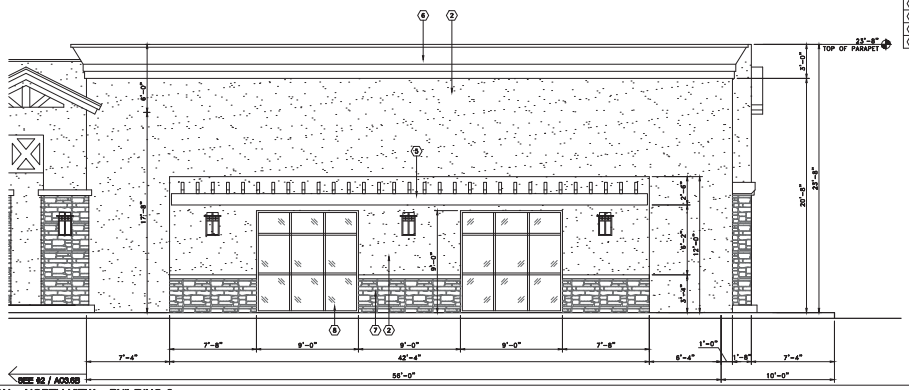
JOB NO: CM-001
DRAWN BY: SK
DATE: 3/23/2020
SCALE: 3/16"=1'-0"

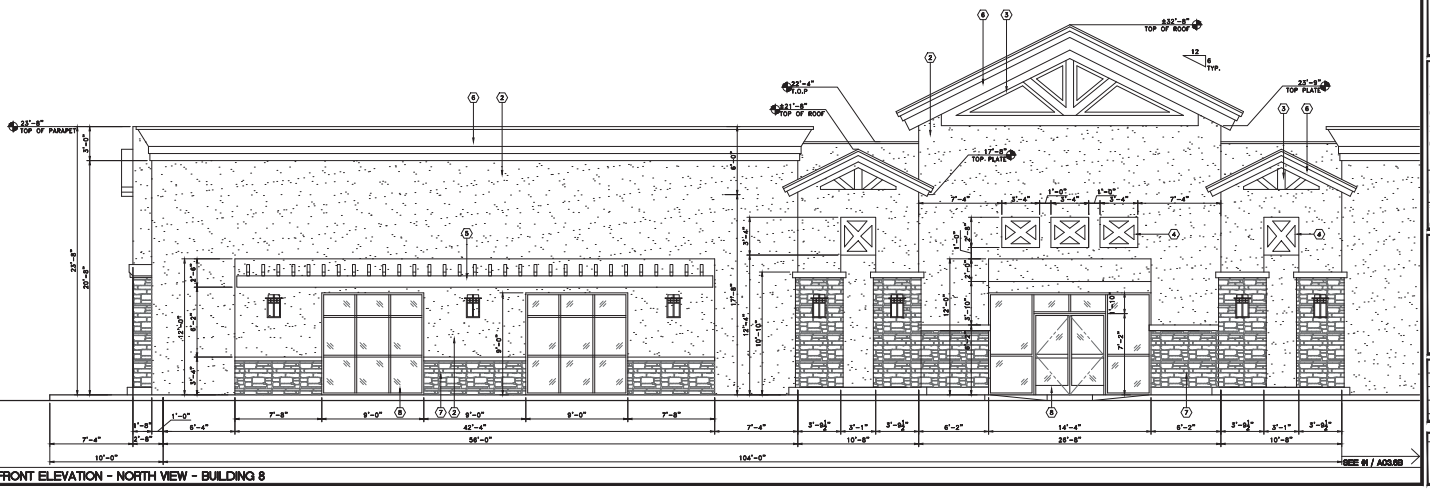
DRAWING:
A03.6A

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	FREE STANDING METAL FRAME	PLUSH SUEDE	DUNN-EDWARDS DE6053
5	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREGLET
10	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077



1 FRONT ELEVATION - NORTH VIEW - BUILDING 8



2 FRONT ELEVATION - NORTH VIEW - BUILDING 8

HEADY DESIGN INC.
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Email: hheady@headydesign.com

VAN BUREN MARKETPLACE
VAN BUREN BLVD.
JURUPA VALLEY, CA

BUILDING 8 ELEVATIONS

Rev. #	Date	Revision Description

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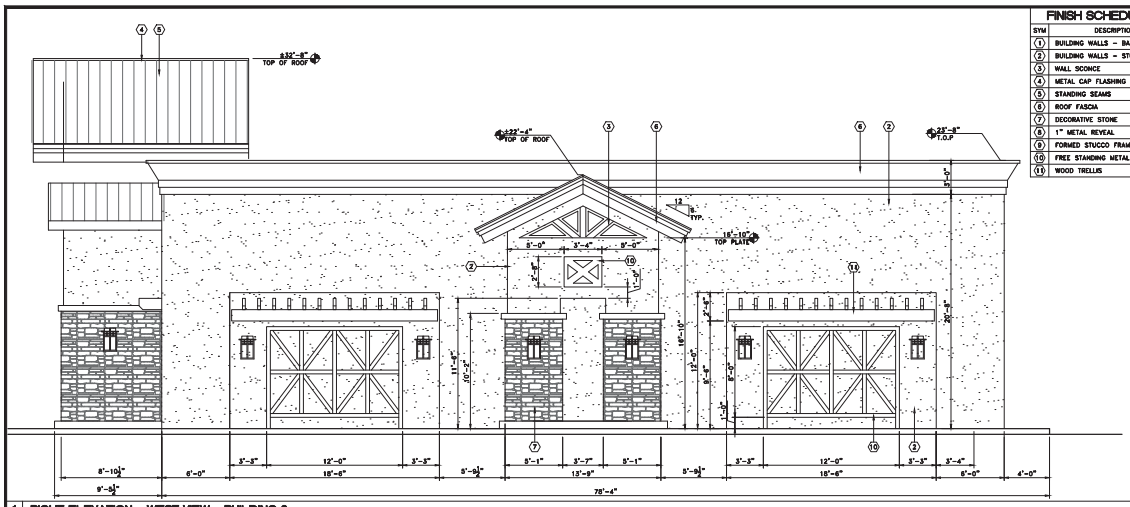
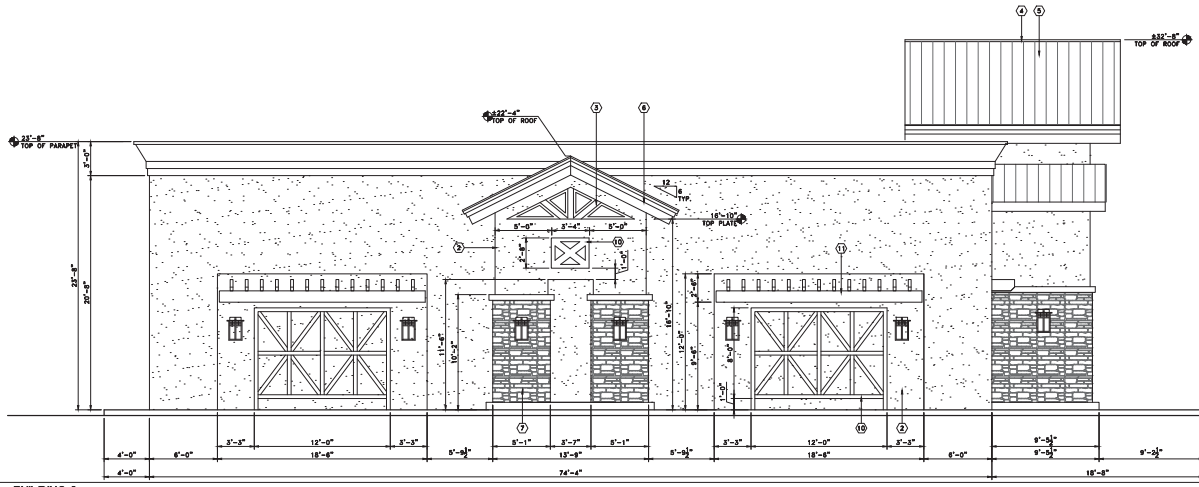
JOB NO: CMI-001
DRAWN BY: SK
DATE: 3/12/05/19
SCALE: 1/4"=1'-0"

DRAWING:
A03.6B



1 RIGHT ELEVATION - WEST VIEW - BUILDING 8



2 LEFT ELEVATION - EAST VIEW - BUILDING 8

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	METAL CAP FLASHING	CHESTER BROWN	DUNN-EDWARDS DE6147
5	STANDING SEAMS	COPPER PENNY	METAL SALES
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	1" METAL REVEAL	ALUM. FINISH	FRY REGLET
9	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
10	FREE STANDING METAL FRAME	PLUSH SUEDE	DUNN-EDWARDS DE6053
11	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140

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BUILDING 8 ELEVATIONS

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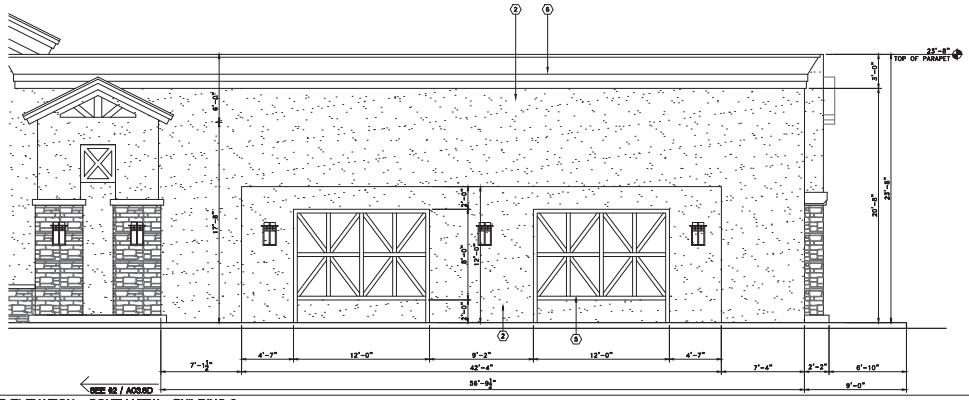
DRAWN BY: SK
DATE: 3/12/05/19
SCALE: 1/4"=1'-0"

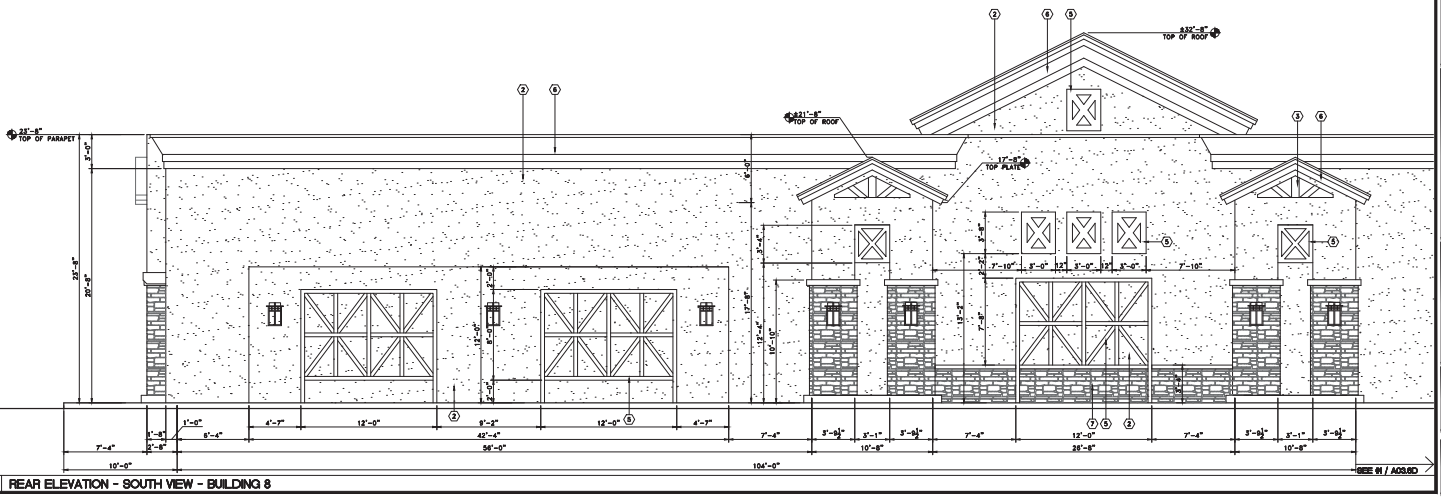
DRAWING:
A03.6C

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
5	FREE STANDING METAL FRAME	PLUSH SUEDE	DUNN-EDWARDS DE6053
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	1" METAL REVEAL	ALUM. FINISH	FRY FREGLET



1 REAR ELEVATION - SOUTH VIEW - BUILDING 8



2 REAR ELEVATION - SOUTH VIEW - BUILDING 8

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BUILDING 8 ELEVATIONS

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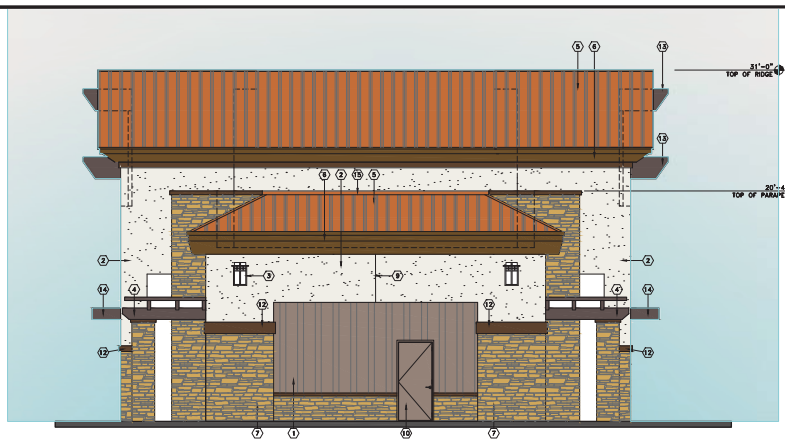
JOB NO: CMI-001
DRAWN BY: SK
DATE: 3/12/05/19
SCALE: 1/4"=1'-0"

DRAWING:
A03.6D



1 LEFT ELEVATION - EAST

2 FRONT ELEVATION - NORTH

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
5	STANDING SEAMS	COPPER PENNY	METAL SALES
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREGLET
10	HOLLOW METAL DOOR	FRONTIER LAND	DUNN-EDWARDS DE6074
11	1x6 WOOD SHIP LAP	GOLDEN OAK CLASSIC	VARATHANE
12	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
13	4x24 WOOD FRAME	BEAR AND MIND	DUNN-EDWARDS DE6042
14	METAL CANOPY	BEAR AND MIND	DUNN-EDWARDS DE6042
15	METAL CAP FLASHING	CHESTER BROWN	DUNN-EDWARDS DE6147
16	WOOD TRUSS FRAME	WESTERN RED	DUNN-EDWARDS DE6090

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C-STORE CK#2654436
ELEVATIONS

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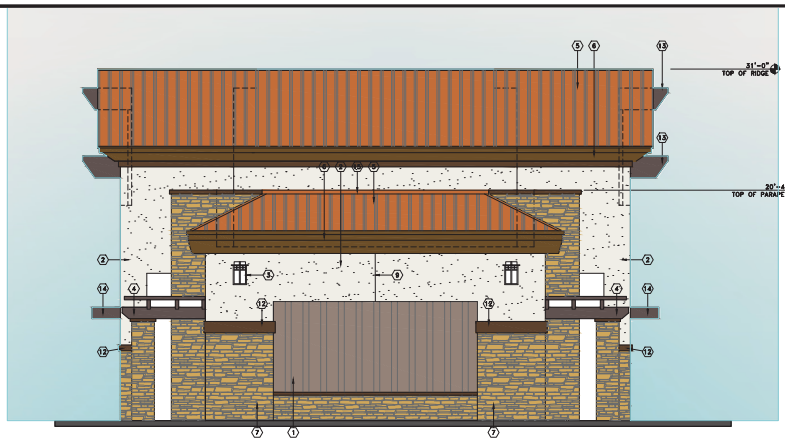
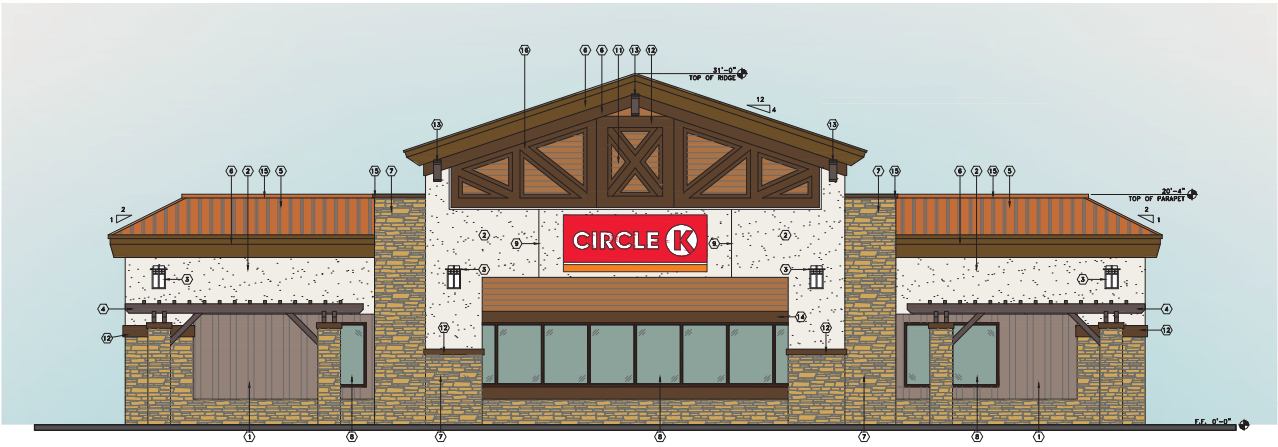
JOB NO: CM-001
DRAWN BY: KA
DATE: 3/26/2020
SCALE: 1/4"=1'-0"

DRAWING:
A03.0c



3 RIGHT ELEVATION - WEST



4 REAR ELEVATION - SOUTH

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
5	STANDING SEAMS	COPPER PENNY	METAL SALES
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREQLET
10	HOLLOW METAL DOOR	FRONTIER LAND	DUNN-EDWARDS DE6074
11	1x6 WOOD SHIP LAP	GOLDEN OAK CLASSIC	VARATHANE
12	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
13	4x24 WOOD FRAME	BEAR AND MIND	DUNN-EDWARDS DE6042
14	METAL CANOPY	BEAR AND MIND	DUNN-EDWARDS DE6042
15	METAL CAP FLASHING	CHESTER BROWN	DUNN-EDWARDS DE6147
16	WOOD TRUSS FRAME	WESTERN RED	DUNN-EDWARDS DE6090

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C-STORE CK#265436
ELEVATIONS

Rev. #	Date	Revision Description

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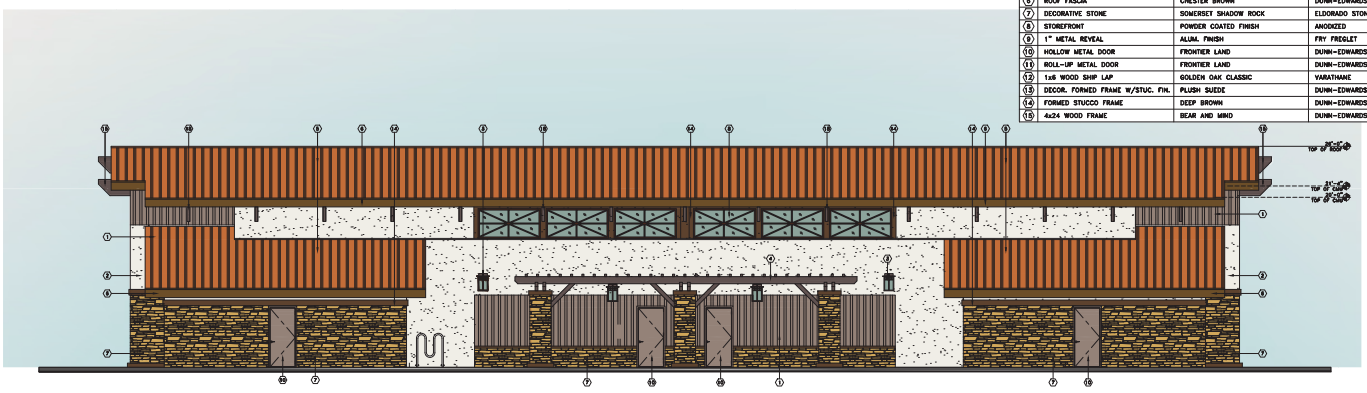
JOB NO: CM-001
DRAWN BY: KA
DATE: 3/25/2020
SCALE: 1/4"=1'-0"

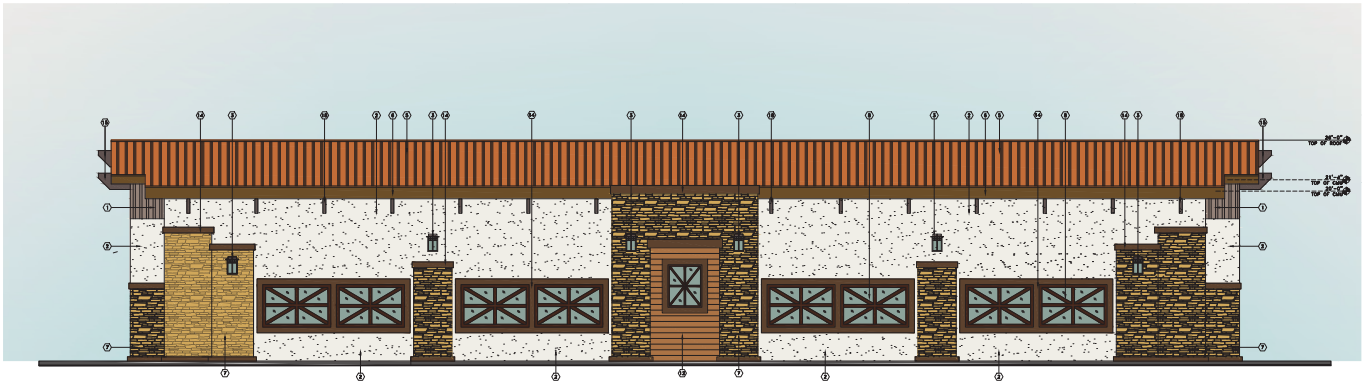
DRAWING:
A03.1c

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
5	STANDING SEAMS	COPPER PENNY	METAL SALES
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREGLET
10	HOLLOW METAL DOOR	FRONTIER LAND	DUNN-EDWARDS DE6074
11	ROLL-UP METAL DOOR	FRONTIER LAND	DUNN-EDWARDS DE6074
12	1x6 WOOD SHIP LAP	GOLDEN OAK CLASSIC	VARATHANE
13	DECOR. FORMED FRAME W/STUC. FIN.	PLUSH SUEDE	DUNN-EDWARDS DE6053
14	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
15	4x24 WOOD FRAME	BEAR AND WIND	DUNN-EDWARDS DE6042



3 CARWASH NORTH ELEVATION



4 CARWASH SOUTH ELEVATION

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JURUPA VALLEY, CA

CARWASH ELEVATIONS

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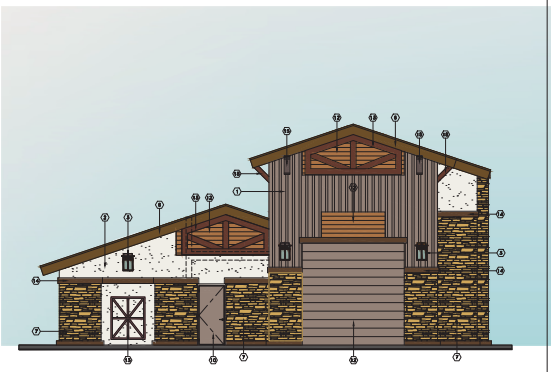
JOB NO: CMI-001
DRAWN BY: KA
DATE: 4/10/2020
SCALE: 3/16"=1'-0"

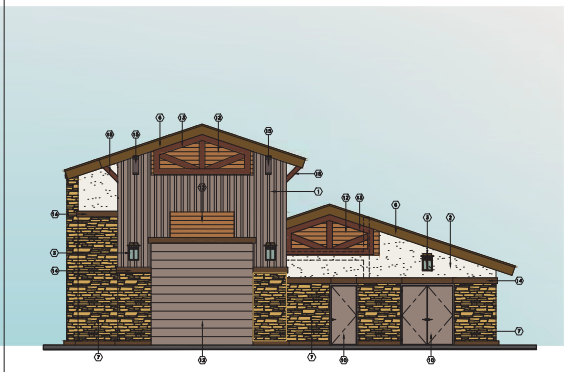
DRAWING:
A03.2Ac

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
5	STANDING SEAMS	COPPER PENNY	METAL SALES
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREGLET
10	HOLLOW METAL DOOR	FRONTIER LAND	DUNN-EDWARDS DE6074
11	ROLL-UP METAL DOOR	FRONTIER LAND	DUNN-EDWARDS DE6074
12	1x6 WOOD SHIP LAP	GOLDEN OAK CLASSIC	VARATHANE
13	DECOR. FORMED FRAME W/STUC. FIN.	PLUSH SUEDE	DUNN-EDWARDS DE6053
14	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
15	4x24 WOOD FRAME	BEAR AND WIND	DUNN-EDWARDS DE6042



1 CARWASH WEST ELEVATION



2 CARWASH EAST ELEVATION

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CARWASH ELEVATIONS

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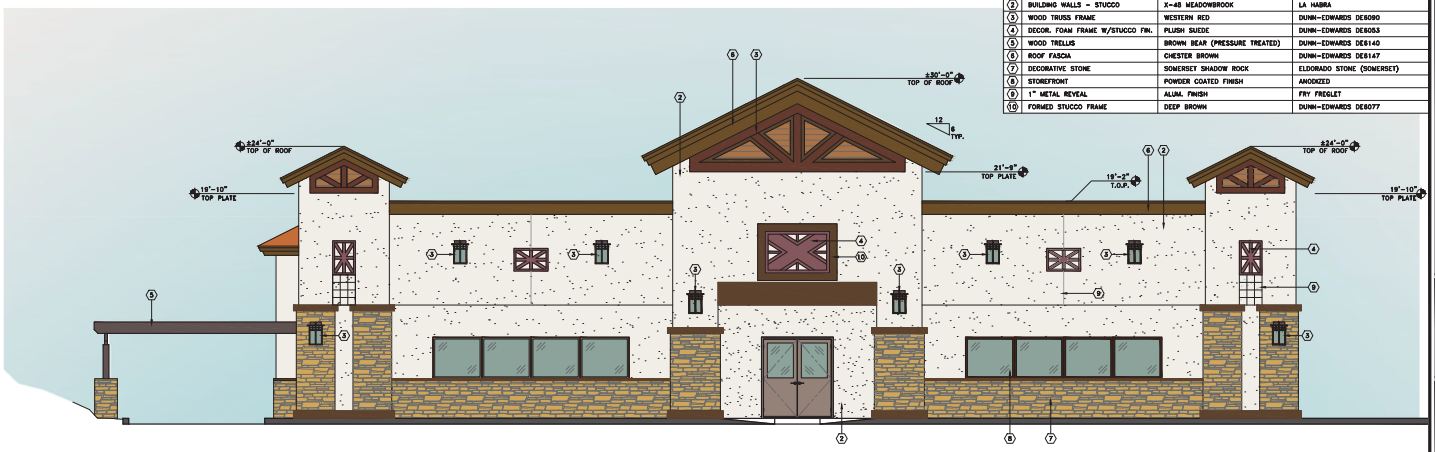
JOB NO: CMI-001
DRAWN BY: KA
DATE: 4/10/2020
SCALE: 3/16"=1'-0"

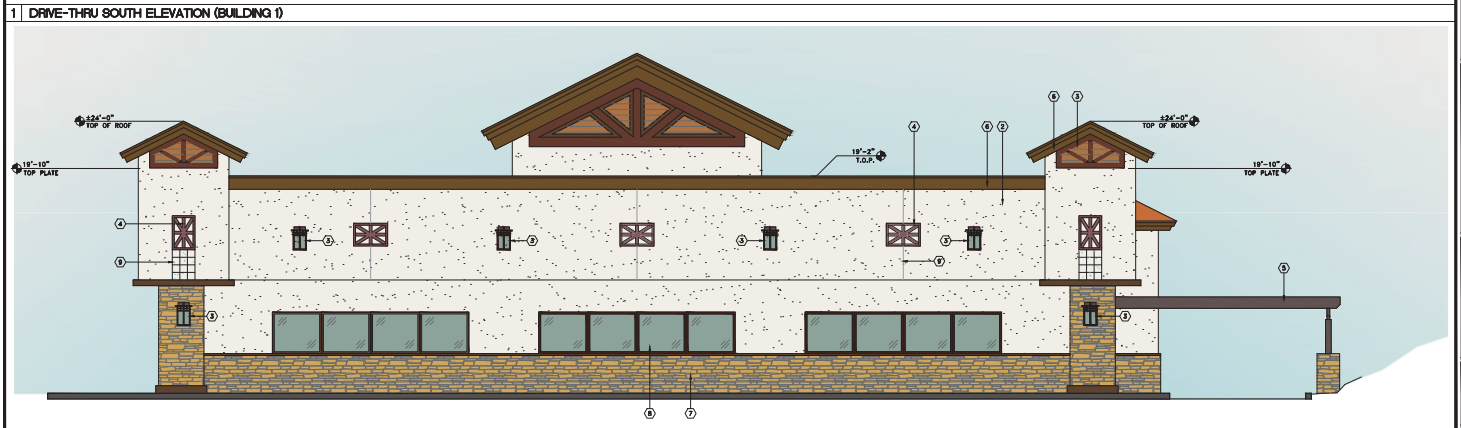
DRAWING:
A03.2Bc

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WOOD TRUSS FRAME	WESTERN RED	DUNN-EDWARDS DE6090
4	DECOR. FOAM FRAME W/STUCCO FIN.	PLUSH SUEDE	DUNN-EDWARDS DE6053
5	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREDLET
10	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077



1 DRIVE-THRU SOUTH ELEVATION (BUILDING 1)



2 DRIVE-THRU NORTH ELEVATION (BUILDING 1)

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JURUPA VALLEY, CA

BUILDING 1 DRIVE-THRU ELEVATIONS

Rev. #	Date	Revision Description

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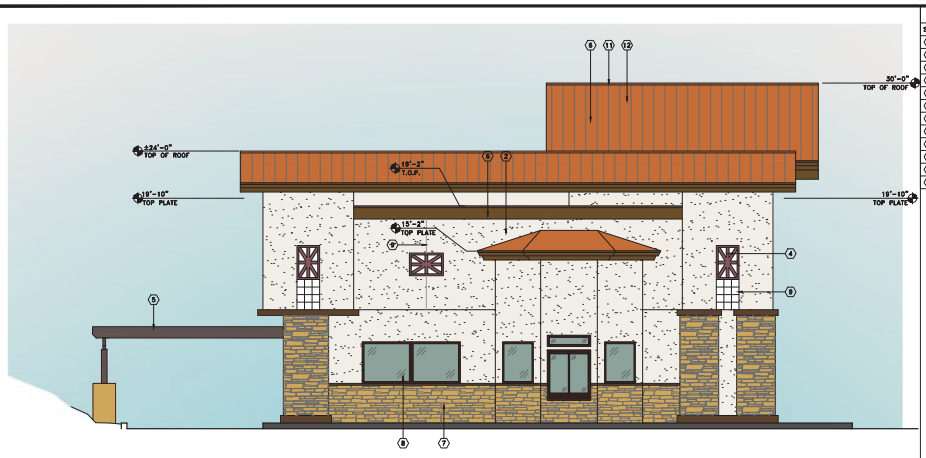
JOB NO: CM-001
DRAWN BY: KA
DATE: 4/10/2020
SCALE: 1/4"=1'-0"

DRAWING:
A03.3Ac



1 DRIVE-THRU WEST ELEVATION (BUILDING 1)

2 DRIVE-THRU EAST ELEVATION (BUILDING 1)

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WOOD TRUSS FRAME	WESTERN RED	DUNN-EDWARDS DE5090
4	DECOR. FOAM FRAME W/STUCCO FIN.	PLUSH SUEDE	DUNN-EDWARDS DE5053
5	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREGLET
10	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
11	METAL CAP FLASHING	CHESTER BROWN	DUNN-EDWARDS DE6147
12	STANDING SEAMS	COPPER PENNY	METAL SALES

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VAN BUREN MARKETPLACE
VAN BUREN BLVD.
JURUPA VALLEY, CA

BUILDING 1 DRIVE-THRU ELEVATIONS

Rev. #	Date	Revision Description

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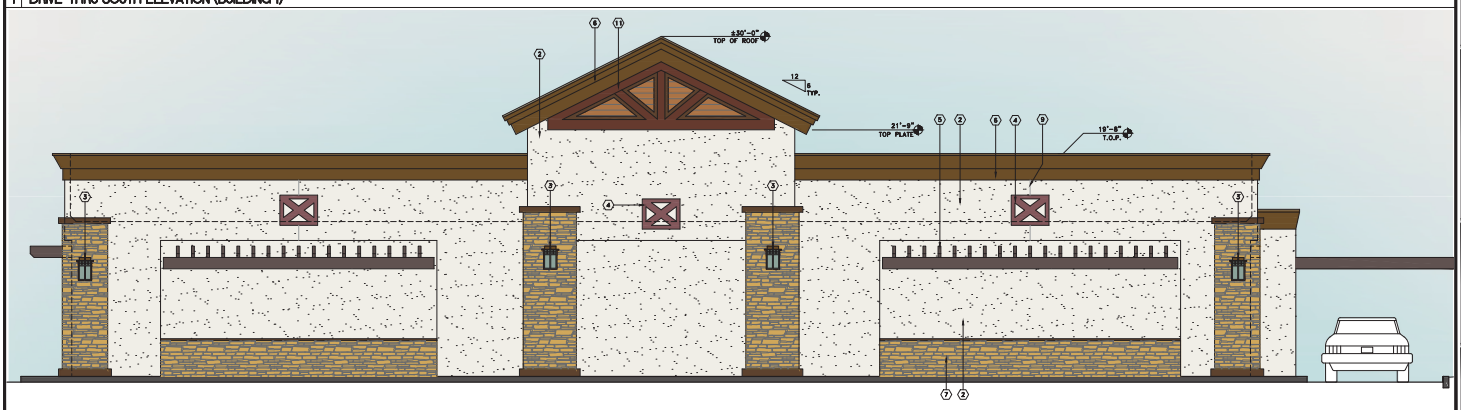
JOB NO: CM-001
DRAWN BY: KA
DATE: 3/30/2020
SCALE: 1/4"=1'-0"

DRAWING:
A03.3Bc

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	DECOR. FOAM FRAME W/STUCCO FIN.	PLUSH SUEDE	DUNN-EDWARDS DE6053
5	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREGLET
10	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
11	WOOD TRUSS FRAME	WESTERN RED	DUNN-EDWARDS DE6090

1 DRIVE-THRU SOUTH ELEVATION (BUILDING 1)



2 DRIVE-THRU NORTH ELEVATION (BUILDING 1)

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BUILDING 2 DRIVE-THRU ELEVATIONS

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DATE: 3/30/2020
SCALE: 1/4"=1'-0"

DRAWING:
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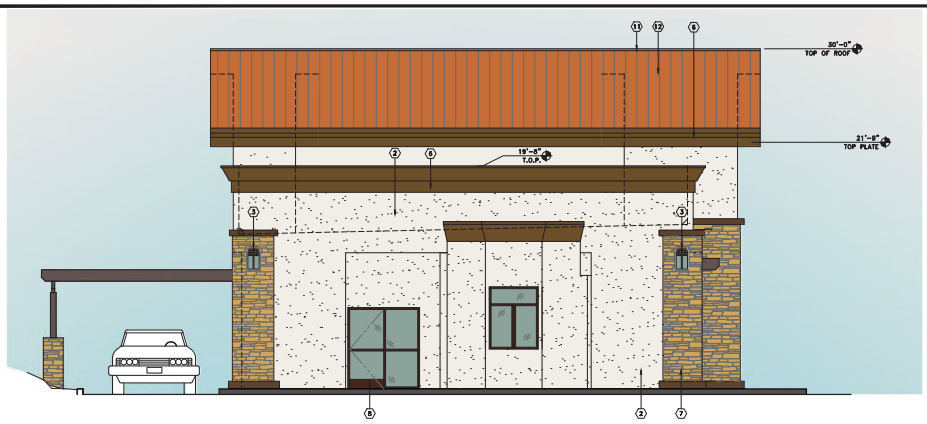

1 DRIVE-THRU WEST ELEVATION (BUILDING 1)

2 DRIVE-THRU EAST ELEVATION (BUILDING 1)

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	DECOR. FOAM FRAME W/STUCCO FIN.	PLUSH SUEDE	DUNN-EDWARDS DE6053
5	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREGLET
10	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
11	METAL CAP FLASHING	CHESTER BROWN	DUNN-EDWARDS DE6147
12	STANDING SEAMS	COPPER PENNY	METAL SALES

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BUILDING 2 DRIVE-THRU ELEVATIONS

Rev. #	Date	Revision Description

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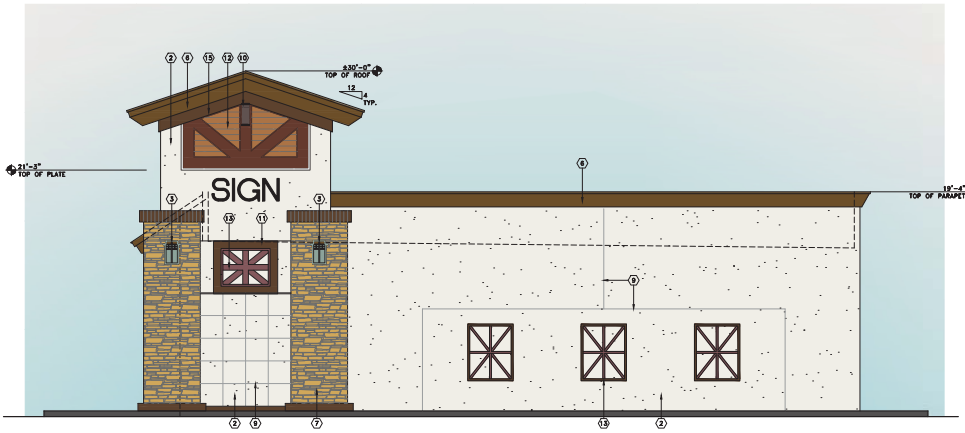
DATE: 3/30/2020
SCALE: 1/4"=1'-0"

DRAWING:
A03.4Bc

For Bldg. #4
SEE SHT. A03.3

1 FRONT ELEVATION - SOUTHWEST VIEW - BUILDING 3 1/4"=1'-0"



2 RIGHT ELEVATION - SOUTHEAST VIEW - BUILDING 4 1/4"=1'-0"

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	METAL CAP FLASHING	CHESTER BROWN	DUNN-EDWARDS DE6147
5	STANDING SEAMS	COPPER PENNY	METAL SALES
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREGLET
10	4x24 WOOD FRAME	BEAR AND WIND	DUNN-EDWARDS DE6042
11	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
12	1x6 WOOD SHIP LAP	GOLDEN OAK CLASSIC	VARATHANE
13	DECOR. FORMED FRAME W/STUC. FIN.	PLUSH SUEDE	DUNN-EDWARDS DE6053
14	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
15	WOOD TRUSS FRAME	WESTERN RED	DUNN-EDWARDS DE6060

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VAN BUREN MARKETPLACE
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BUILDING #3 ELEVATIONS

Rev. #	Date	Revision Description

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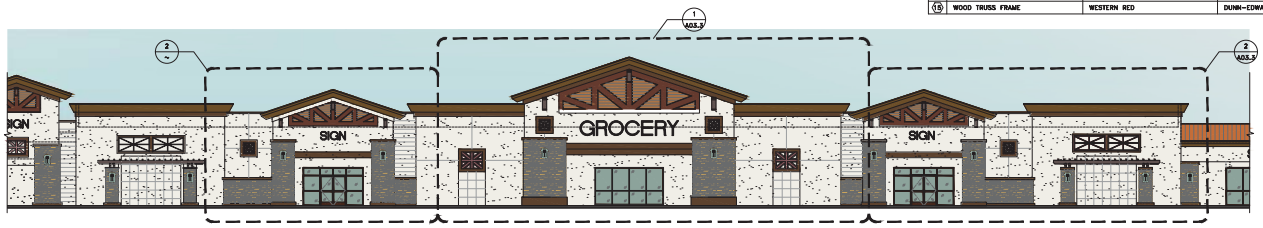
JOB NO: CM-001
DRAWN BY: KA
DATE: 4/10/2020
SCALE: AS SHOWN

DRAWING:
A03.5Ac

FINISH SCHEDULE

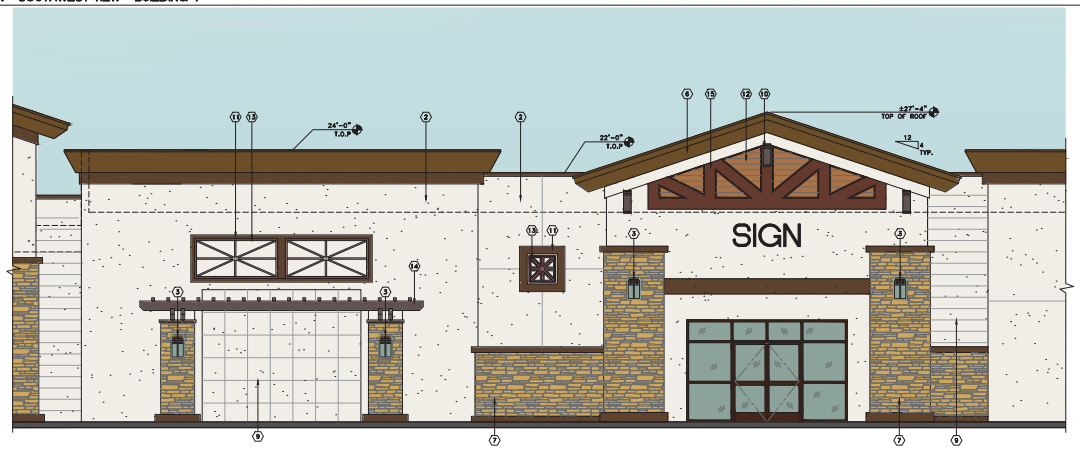
SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	METAL CAP FLASHING	CHESTER BROWN	DUNN-EDWARDS DE6147
5	STANDING SEAMS	COPPER PENNY	METAL SALES
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREGLET
10	4x24 WOOD FRAME	BEAR AND WIND	DUNN-EDWARDS DE6042
11	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
12	1x6 WOOD SHIP LAP	GOLDEN OAK CLASSIC	VARATHANE
13	DECOR. FOAM FRAME W/STUCCO FIN.	PLUSH SUEDE	DUNN-EDWARDS DE6053
14	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
15	WOOD TRUSS FRAME	WESTERN RED	DUNN-EDWARDS DE6090



For Bldg. # 5
SEE SHT. A03.1

For Bldg. #3
SEE SHT. A03.4

1 FRONT OVERALL ELEVATION - SOUTHWEST VIEW - BUILDING 4 3/32"=1'-0"



For Bldg. # 5
SEE SHT. A03.1

SEE #4 SHT. A03.3

2 FRONT ELEVATION - SOUTHWEST VIEW - BUILDING 5 1/4"=1'-0"

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BUILDING #4 ELEVATIONS

Rev. #	Date	Revision Description

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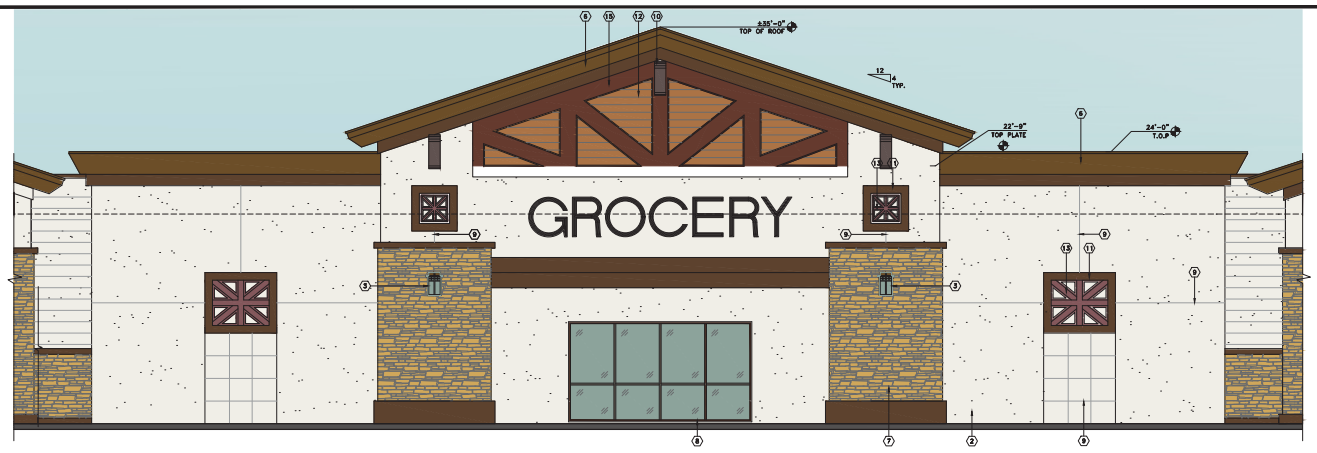
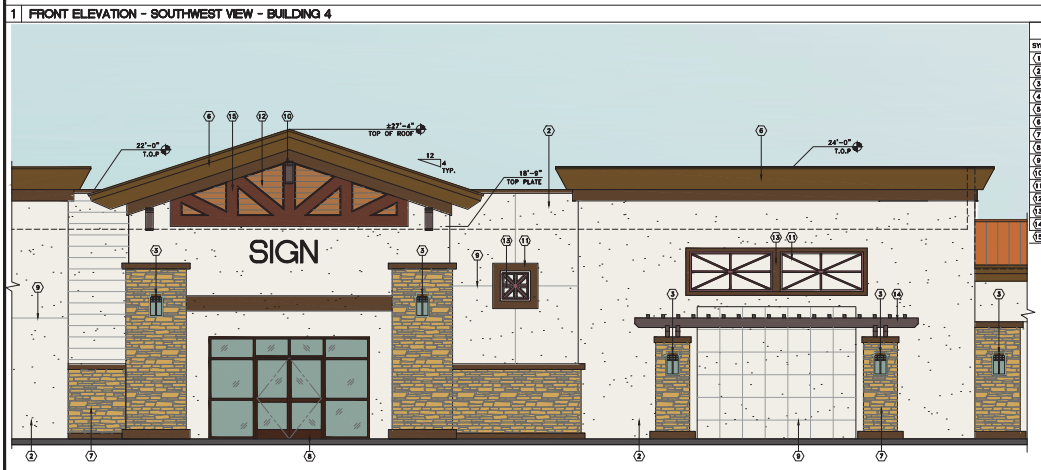
JOB NO: CM-001
DRAWN BY: KA
DATE: 3/30/2020
SCALE: AS SHOWN

DRAWING:
A03.5Bc



1 FRONT ELEVATION - SOUTHWEST VIEW - BUILDING 4

1/4"=1'-0"



2 FRONT ELEVATION - SOUTHWEST VIEW - BUILDING 4

1/4"=1'-0"

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	METAL CAP FLASHING	CHESTER BROWN	DUNN-EDWARDS DE6147
5	STANDING SEAMS	COPPER PENNY	METAL SALES
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY REGLET
10	4x24 WOOD FRAME	BEAR AND WIND	DUNN-EDWARDS DE6042
11	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
12	1x6 WOOD SHIP LAP	GOLDEN OAK CLASSIC	VARATHANE
13	DECOR. FOAM FRAME W/STUCCO FIN.	PLUSH SUEDE	DUNN-EDWARDS DE6053
14	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
15	WOOD TRUSS FRAME	WESTERN RED	DUNN-EDWARDS DE6060

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VAN BUREN MARKETPLACE
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BUILDING #4 ELEVATIONS

Rev. #	Date	Revision Description

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DATE: 3/30/2020
SCALE: AS SHOWN

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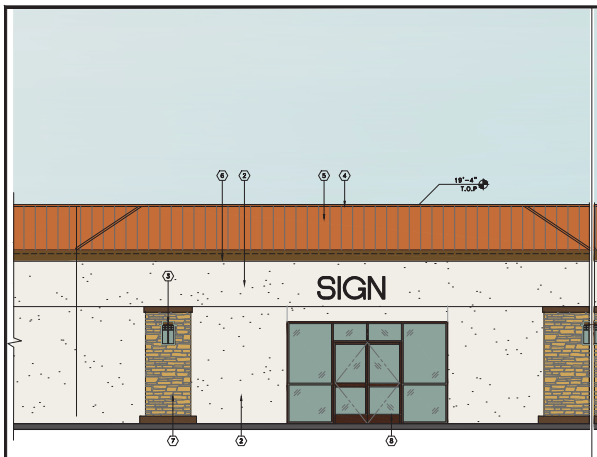
A03.5Cc



For Bldg. 67
SEE SHT. A03.0

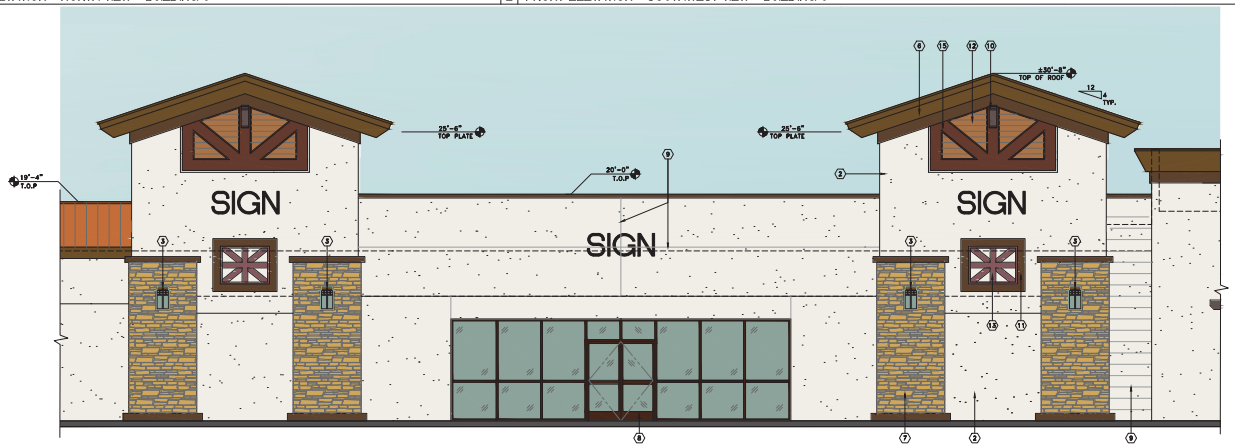
1 FRONT ELEVATION - NORTH VIEW - BUILDING 6

For Bldg. 65
SEE 03 /A03.1

2 FRONT ELEVATION - SOUTHWEST VIEW - BUILDING 6

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	METAL CAP FLASHING	CHESTER BROWN	DUNN-EDWARDS DE6147
5	STANDING SEAMS	COPPER PENNY	METAL SALES
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREGLET
10	4x24 WOOD FRAME	BEAR AND WIND	DUNN-EDWARDS DE6042
11	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
12	1x6 WOOD SHIP LAP	GOLDEN OAK CLASSIC	VARATHANE
13	DECOR. FOAM FRAME W/STUCCO FIN.	PLUSH SUEDE	DUNN-EDWARDS DE6053
14	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
15	WOOD TRUSS FRAME	WESTERN RED	DUNN-EDWARDS DE6090



For Bldg. # 6

For Bldg. # 4
SEE SHT. A03.2

3 FRONT ELEVATION - SOUTHWEST VIEW - BUILDING 5

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VAN BUREN MARKETPLACE
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BUILDING #5 AND #6 ELEVATIONS

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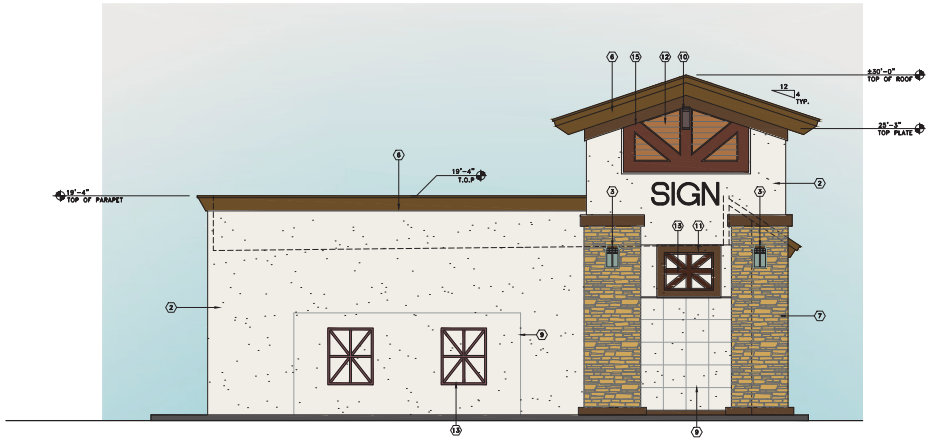
DRAWING:
A03.5Dc

1 FRONT ELEVATION - NORTH VIEW - BUILDING 7



2 LEFT ELEVATION - EAST VIEW - BUILDING 7

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	METAL CAP FLASHING	CHESTER BROWN	DUNN-EDWARDS DE6147
5	STANDING SEAMS	COPPER PENNY	METAL SALES
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREGLET
10	4x24 WOOD FRAME	BEAR AND WIND	DUNN-EDWARDS DE6042
11	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
12	1x6 WOOD SHIP LAP	GOLDEN OAK CLASSIC	VARATHANE
13	DECOR. FORMED FRAME W/STUC. FIN.	PLUSH SUEDE	DUNN-EDWARDS DE6053
14	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
15	WOOD TRUSS FRAME	WESTERN RED	DUNN-EDWARDS DE6090

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BUILDING #7 ELEVATIONS

Rev. #	Date	Revision Description

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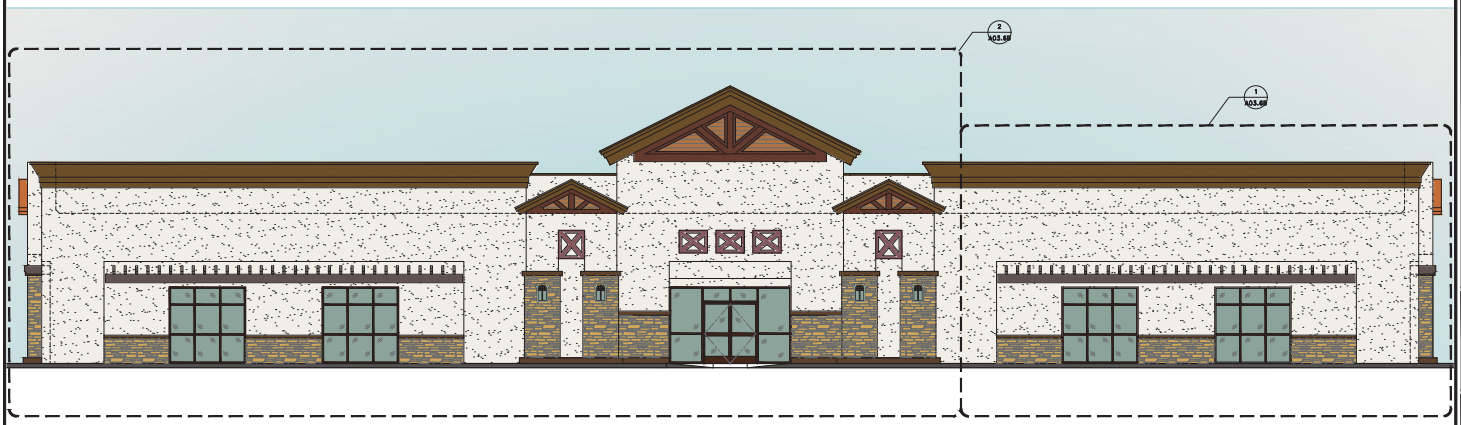
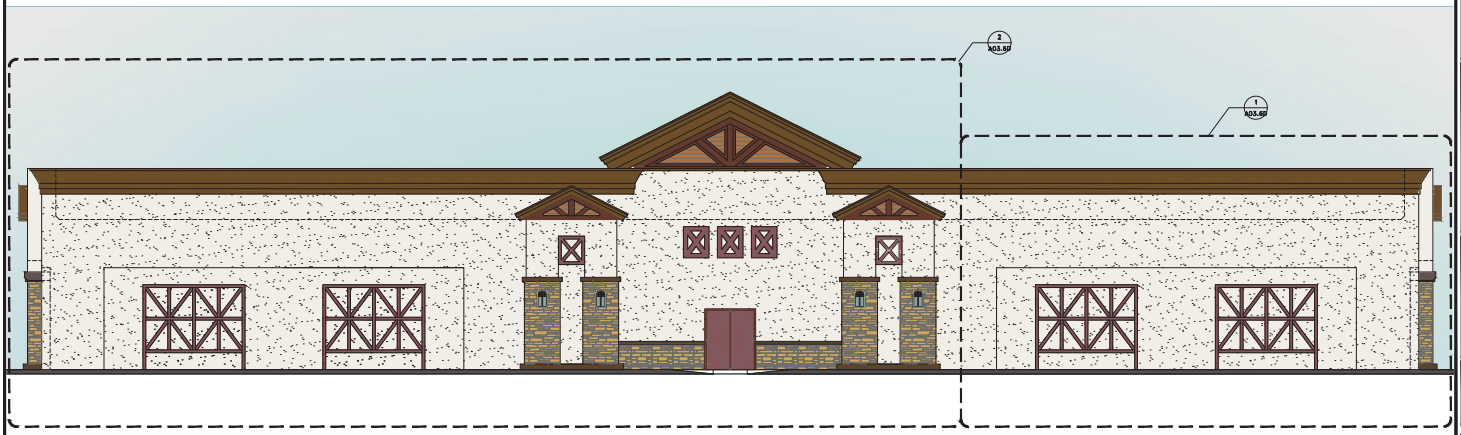
DRAWN BY: KA
DATE: 4/10/2020
SCALE: 1/4"=1'-0"

DRAWING:
A03.5Ec



1 OVERALL FRONT ELEVATION - NORTH VIEW - BUILDING 8



2 OVERALL REAR ELEVATION - SOUTH VIEW - BUILDING 8

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VAN BUREN MARKETPLACE
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BUILDING 8 ELEVATIONS

Rev. #	Date	Revision Description

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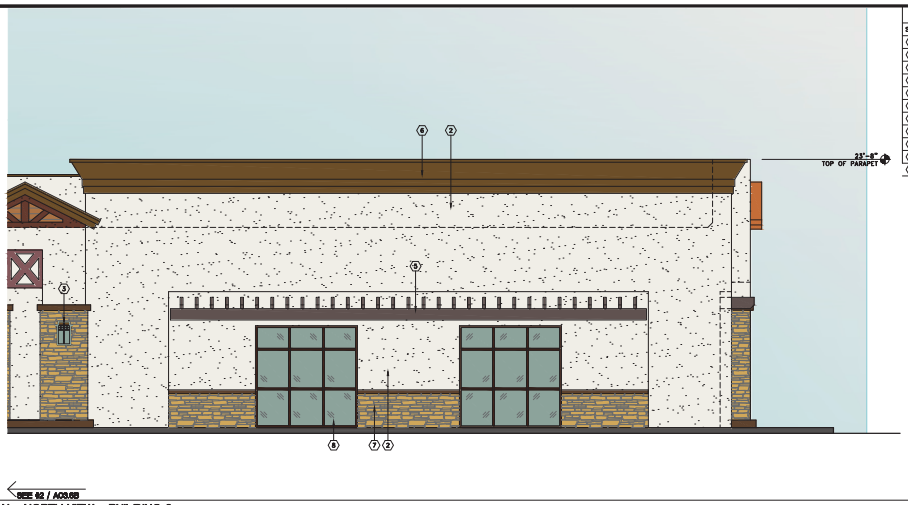
JOB NO: CM-001
DRAWN BY: KA
DATE: 3/30/2020
SCALE: 3/16"=1'-0"

DRAWING:
A03.6Ac



1 FRONT ELEVATION - NORTH VIEW - BUILDING 8

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	DECOR. FOAM FRAME W/STUCCO FIN.	PLUSH SUEDE	DUNN-EDWARDS DE6053
5	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	STOREFRONT	POWDER COATED FINISH	ANODIZED
9	1" METAL REVEAL	ALUM. FINISH	FRY FREGLET
10	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
11	WOOD TRUSS FRAME	WESTERN RED	DUNN-EDWARDS DE6090

2 FRONT ELEVATION - NORTH VIEW - BUILDING 8

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VAN BUREN MARKETPLACE
VAN BUREN BLVD.
JURUPA VALLEY, CA

BUILDING 8 ELEVATIONS

Rev. #	Date	Revision Description

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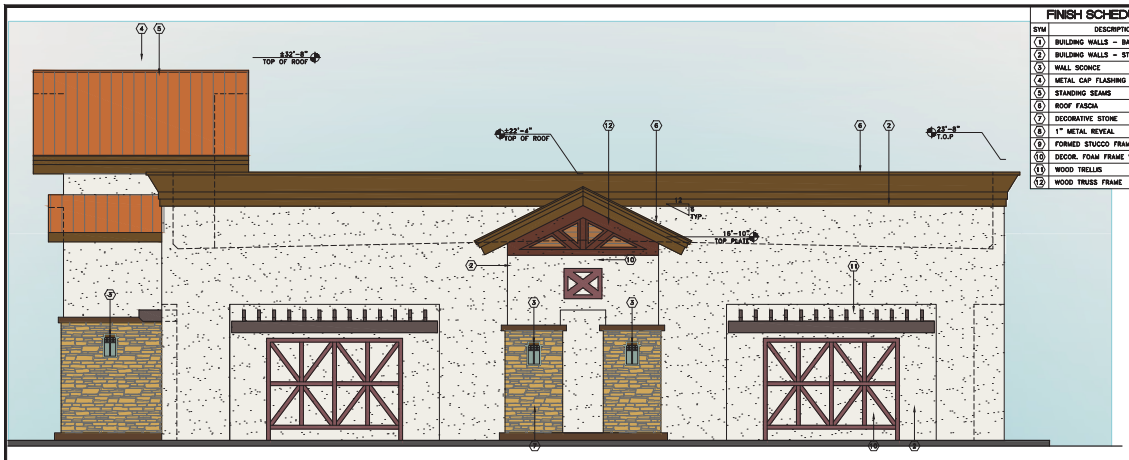
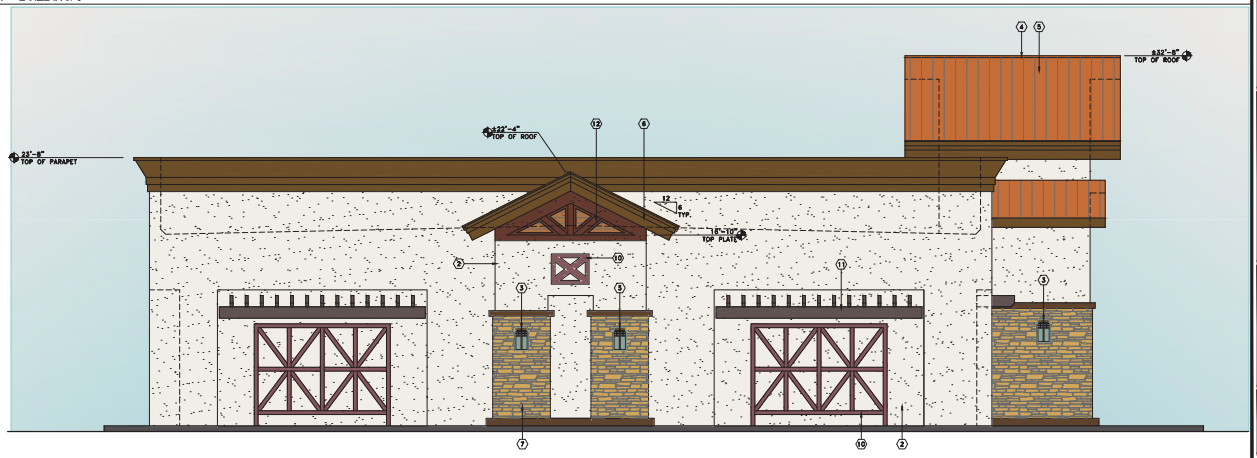


1 RIGHT ELEVATION - WEST VIEW - BUILDING 8



2 LEFT ELEVATION - EAST VIEW - BUILDING 8

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	METAL CAP FLASHING	CHESTER BROWN	DUNN-EDWARDS DE6147
5	STANDING SEAMS	COPPER PENNY	METAL SALES
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	1" METAL REVEAL	ALUM. FINISH	FRY REGLET
9	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
10	DECOR. FOAM FRAME W/STUCCO FIN.	PLUSH SUEDE	DUNN-EDWARDS DE6053
11	WOOD TRELLIS	BROWN BEAR (PRESSURE TREATED)	DUNN-EDWARDS DE6140
12	WOOD TRUSS FRAME	WESTERN RED	DUNN-EDWARDS DE6090

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VAN BUREN MARKETPLACE
VAN BUREN BLVD.
JURUPA VALLEY, CA

BUILDING 8 ELEVATIONS

Rev. #	Date	Revision Description

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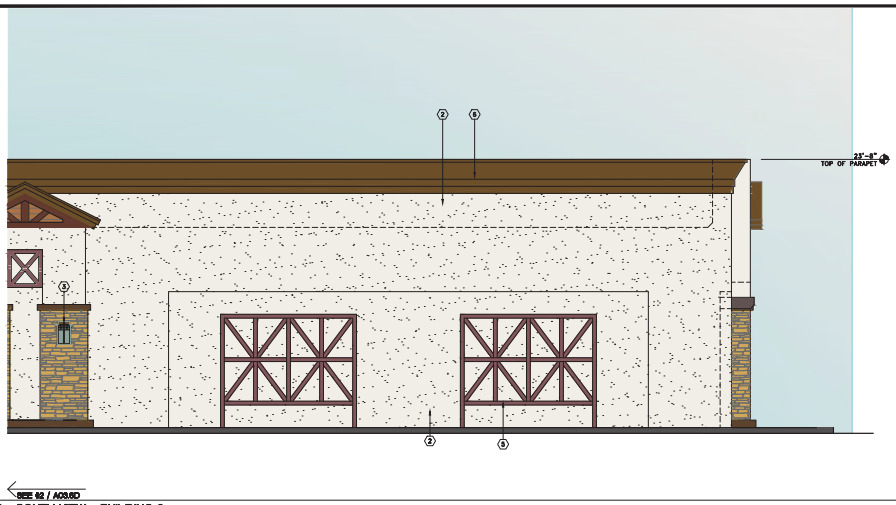
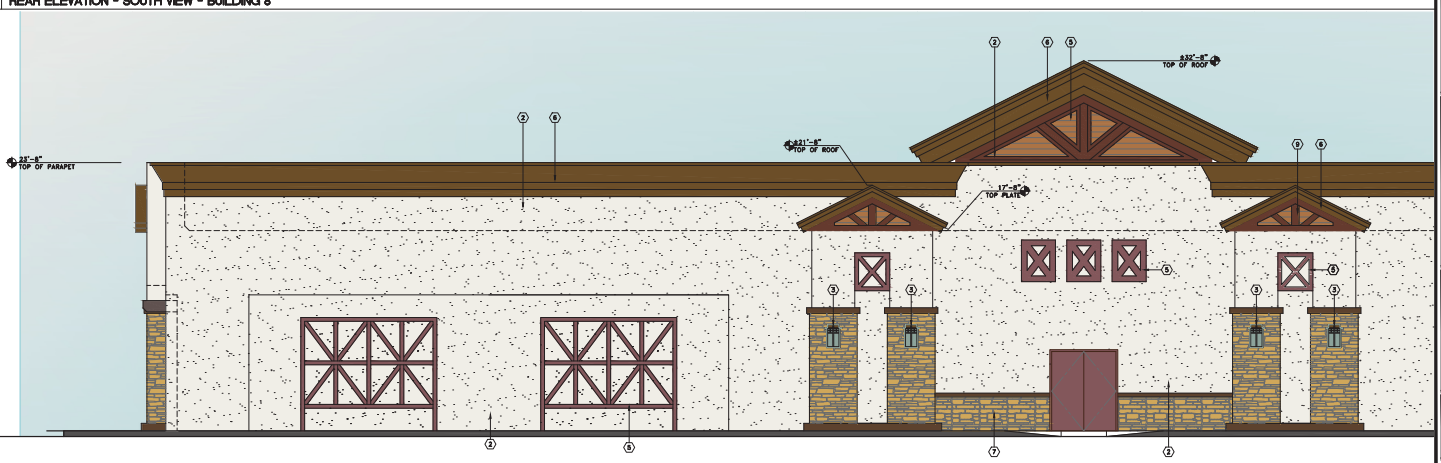


1 REAR ELEVATION - SOUTH VIEW - BUILDING 8

FINISH SCHEDULE

SYM	DESCRIPTION	COLOR/ITEM	MANUFACTURER
1	BUILDING WALLS - BATTEN BOARDS	FRONTIER LAND	DUNN-EDWARDS DE6074
2	BUILDING WALLS - STUCCO	X-48 MEADOWBROOK	LA HABRA
3	WALL SCONCE	RAW COPPER	LUMENS-ARROYO CRAFTSMAN
4	FORMED STUCCO FRAME	DEEP BROWN	DUNN-EDWARDS DE6077
5	DECOR. FOAM FRAME W/STUCCO FIN.	PLUSH SUEDE	DUNN-EDWARDS DE6053
6	ROOF FASCIA	CHESTER BROWN	DUNN-EDWARDS DE6147
7	DECORATIVE STONE	SOMERSET SHADOW ROCK	ELDORADO STONE (SOMERSET)
8	1" METAL REVEAL	ALUM. FINISH	FRY REGLET
9	WOOD TRUSS FRAME	WESTERN RED	DUNN-EDWARDS DE6060



2 REAR ELEVATION - SOUTH VIEW - BUILDING 8

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VAN BUREN MARKETPLACE
VAN BUREN BLVD.
JURUPA VALLEY, CA

BUILDING 8 ELEVATIONS

Rev. #	Date	Revision Description

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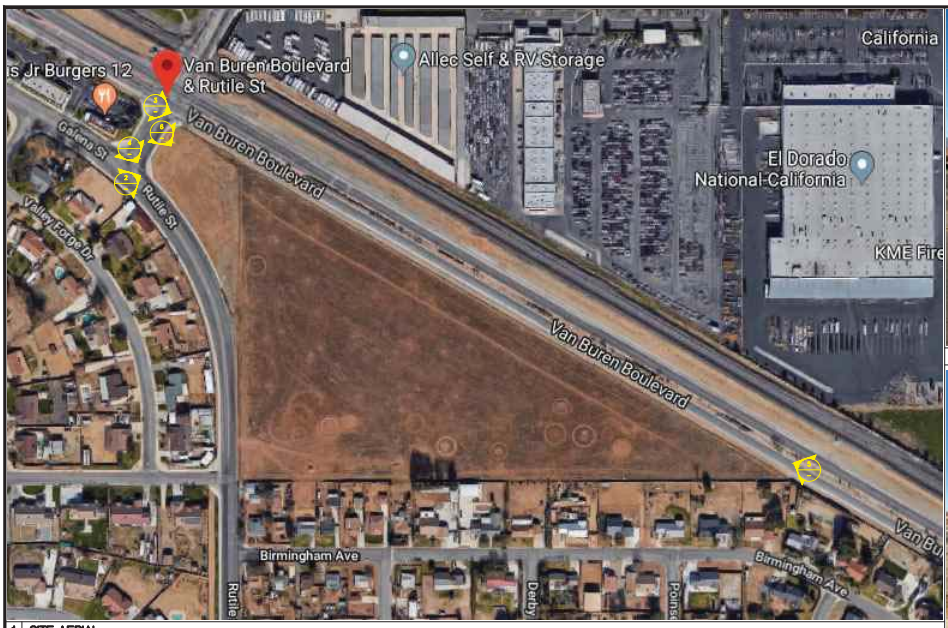
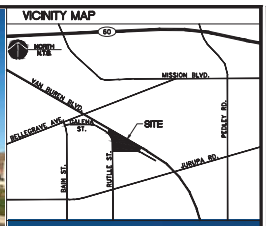


1 SITE AERIAL

2 WEST END OF THE PROPERTY

3 PROPERTY FRONTAGE ALONG RUTILE

VICINITY MAP



2 PROP. FRONTAGE ALONG VAN BUREN

4 WEST END OF THE PROPERTY LOOKING NORTH AND EAST FROM RUTILE AND GALENA

5 EAST END OF THE PROPERTY LOOKING WEST

6 NORTH/WEST END OF PROPERTY LOOKING SOUTH/EAST

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NEW SERVICE STATION
VAN BUREN BLVD
JURUPA VALLY, CA

PHOTO SHEET

Rev. #	Date	Revision Description

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DRAWING:
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Last Saved: Feb. 13, 19, 3:00

City of Jurupa Valley

STAFF REPORT

DATE: April 22, 2020

TO: CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION

FROM: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR

BY: MICHAEL FELLOWS, AICP, SENIOR PLANNER

SUBJECT: AGENDA ITEM NO. 6.2

MASTER APPLICATION (MA) NO. 16113 (GPA19004, CZ16004, CUP19004, PCN19001, SDP19029, & TPM37679): PROPOSED GASOLINE SERVICE STATION AND CONVENIENCE STORE WITH CONCURRENT BEER AND WINE SALES FOR OFF-SITE CONSUMPTION AND CARWASH AND DRIVE-THRU RESTAURANT.

LOCATION: NORTHWEST CORNER OF CANTU-GALLEANO RANCH ROAD AND PIER ENTERPRISES WAY (APN: 106-040-044)

APPLICANT: SAM CHEBEIR & PIER ENTERPRISES

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2020-04-22-02, recommending that the City Council (1) adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; (2) approve General Plan Amendment No. 19004; (3) approve Change of Zone No. 16004; (4) approve Conditional Use Permit No. 17004; (5) approve Site Development Permit No. 19029; (6) issue a Determination for Public Convenience or Necessity No. 18001 and (7) approve Tentative Parcel Map No. 37679 in order for the construction of a gas station and a convenience store with concurrent beer and wine sales for off-site consumption, car wash, and a drive-thru restaurant at the northeast corner of Cantu-Galleano Ranch Road and Pier Enterprises Way.

PROJECT DESCRIPTION

The Applicant has submitted the following applications:

- **General Plan Amendment (GPA) No. 19004:** Change the General Plan Land Use Designation from Business Park (BP) to Commercial Retail (CR).
- **Zone Change (CZ) No. 16004:** Change the Zone Classification from Industrial Park (I-P) to General Commercial (C-1/C-P).
- **Conditional Use Permit (CUP) No. 17004:** Construct a gasoline service station and convenience store with concurrent sales of beer and wine for off-site consumption.
- **Public Convenience or Necessity (PCN) No. 19001:** Sale of beer and wine for off-site consumption in an over concentrated census tract.
- **Site Development Permit (SDP) No. 19029:** Construct a carwash and drive-thru restaurant.

- **Tentative Parcel Map (TPM) No. 37679:** Subdivision of approximately 9.64-acre lot into two parcels.

BACKGROUND

The Planning Director approved a Substantial Conformance No. 1 to the original approval for the industrial building, PP24596, for parking modifications to accommodate parking for the proposed gas station project. Both uses have adequate number of parking spaces with this approval.

The approval includes a condition which requires the associated entitlements (GPA19004, CZ16004, CUP19004, PCN19001, SDP19029, & TPM37679) to be approved in order for this Substantial Conformance to become effective.

PROPERTY DESCRIPTION

The subject property is located north of Cantu-Galleano Ranch Road, northeast of its intersection with Interstate - 15. The property is 9.64 acres in size and developed with a 122,585 square foot industrial building and parking lot (112 parking spaces) that were approved by Plot Plan No. 24596.

The property is mostly flat; however, it sits at a lower elevation than Cantu-Galleano Ranch Road that gradually increases in height to the west. The property has approximately 2.5 acres of land that is undeveloped land. Exhibit 1 provides an aerial view of the project site.

EXHIBIT 1: AERIAL VIEW

General Plan Designation

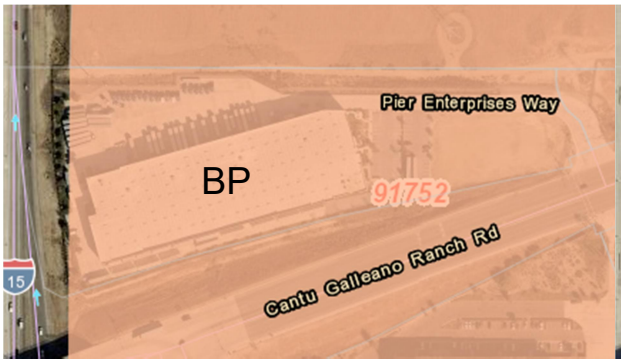
The General Plan Land Use Map designates the property as BP (Business Park) that is intended for employee-intensive uses, including research and development, technology centers, corporate offices, clean industry, and supporting retail uses. The allowed FAR (floor area ratio) for a development designated BP ranges from .25 to .60. The property also has a (BPO) Business Park Overlay that applies to properties where a clear separation from industrial to residential uses is desired.

Zoning Classification

The zoning map designates the property as I-P (Industrial Park). This zone permits light manufacturing, service-commercial uses, repair facilities, and similar type uses. Table 1 outlines the existing land use designation and zoning classification. Currently, the General Plan land use designation of BP and the I-P zone are inconsistent with each other.

TABLE 1: GENERAL PROJECT INFORMATION	
General Plan Land Use Designation	BP (Business Park)
General Plan Overlay	BPO (Business Park Overlay)
Zoning Classification	I-P (Industrial Park)

GP Land Use Designation (Existing)



Zoning Map Designation (Existing)

Neighboring uses

The subject property is surrounded by mostly undeveloped land, including a narrow, triangular strip of Caltrans right-of-way adjacent to its southern property line. I-15 is located to the west and an industrial use is located to the south across Cantu-Galleano Ranch Road. The General Plan designates the surrounding properties as BP, and the Zoning Map designates the neighboring properties as I-P.

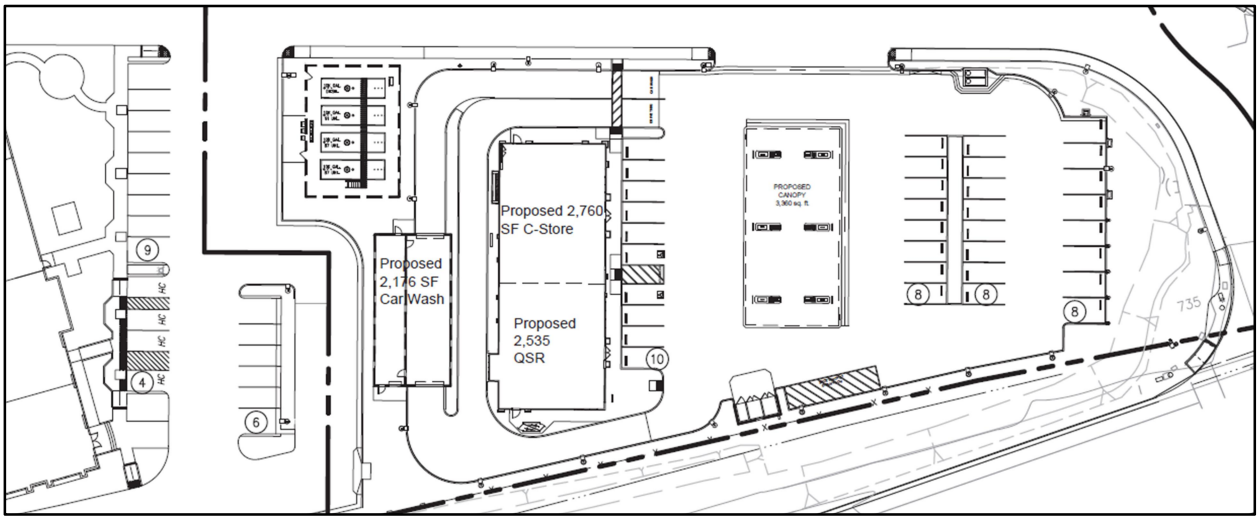
TABLE 2: NEIGHBORING PROPERTIES & ASSOCIATED LAND USES			
Location	**Existing Use**	**GP Designation**	**Zoning Designation**
North	Vacant land	BP	I-P
South	Industrial	BP	I-P
East	Vacant land	BP	I-P
West	I -15	None	None

PROPOSAL

The applicant is proposing to construct a gasoline service station that would include a canopy with fueling positions and above ground fuel storage tanks; a convenience store with the sale of beer and wine for off-site consumption; a drive-thru restaurant; and a carwash with vacuum stations and a shade structure. The applicant is proposing to provide 47 total parking stalls to serve the aforementioned uses.

The applicant is also requesting to divide the single lot into two (2) lots. Access would be from Pier Enterprises Way (private road). Exhibit 2 provides the proposed project site plan.

EXHIBIT 2: PROPOSED PROJECT SITE PLAN



Gasoline Service Station

The station is proposed to operate 24 hours per day, seven (7) days a week. It would provide six double-sided fueling stations (12 fuel pumps). The fueling station canopy is proposed at approximately 3,360 square feet (84' wide x 40' long) in size and is proposed at 21 feet tall. The canopy roof would be flat with no architectural enhancements proposed and a facade sign identifying the station tenant. Staff is recommending a condition which requires architectural enhancements as described in the Architectural section of the staff report. The canopy columns would be a decorated with stone veneer for about half their height then transition to a round column.

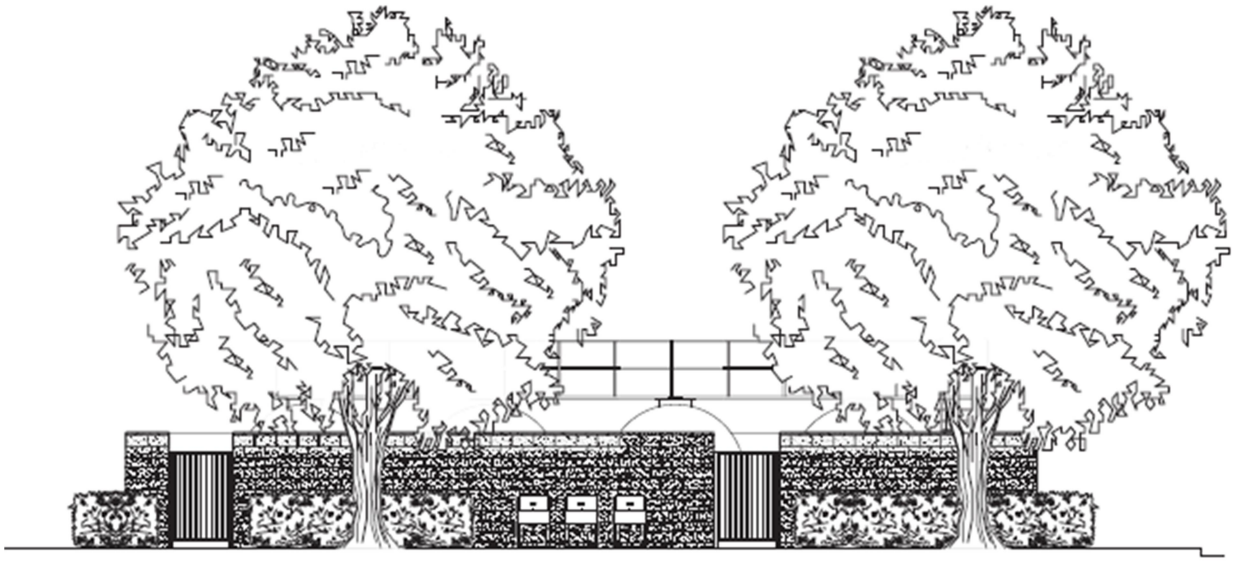
Above Ground Fuel Tanks and Elevated Walkway

The applicant originally submitted plans proposing to install below ground fuel tanks; however, the Jurupa Community Services District (JCSD) was concerned that the underground tanks could contaminate an existing JCSD well located on a neighboring parcel, with APN: 160-040-045, to the east. The applicant worked with JCSD for solutions and decided to propose the above ground gasoline storage tanks. The proposed aboveground storage tanks are relocated the further away from the well.

There would be four (4) 10,000-gallon, above ground fuel storage tanks. The tanks would be bullet resistant and 12' high. The gasoline fueling truck would park to the west of the fuel tanks while replenishing their fuel. The refueling location would not obstruct required parking or circulation areas.

The applicant is proposing to mitigate the visual impacts of the above ground storage tanks by providing a seven-foot tall, split-face block wall and landscaping. Staff is concerned about the possible visibility of the tanks from the public street since the 12-foot tall tanks would be higher than the 7-foot-high screen wall. Staff recommends adding Condition No. 29 that would require the Planning Director to approve adequate screening of the fuel tanks. In addition to the wall, the tanks must be painted to match the screen wall. All walls must have anti-graffiti coating on their exterior. Additionally, the applicant must provide a landscape screen that includes a combination trees and shrubs. Exhibit 3 provides a proposed west elevation of the storage tanks.

EXHIBIT 3: ABOVE GROUND FUEL STORAGE TANKS (West Elevation)



Convenience Store

The convenience store and the restaurant, described below, would be located in a 5,295 two tenant building. The convenience store is proposed at 2,760 square feet in size and would vary in heights ranging from 18' to 24' tall. The food sales area would be 1,260 square feet (45.65% of store square footage).

The convenience store is proposed to operate 24 hours per day, seven (7) days a week. It would offer ancillary food sales such as coffee, prepackaged and prepared pastries, candies, soft drinks typically offered at convenient stores.

The store is also proposing alcohol sales for off-site consumption between the hours of 8:00 a.m. to 2:00 a.m. as permitted by the State Alcohol Beverage Control Board. Alcohol sales analysis is included in detail in another section within this staff report.

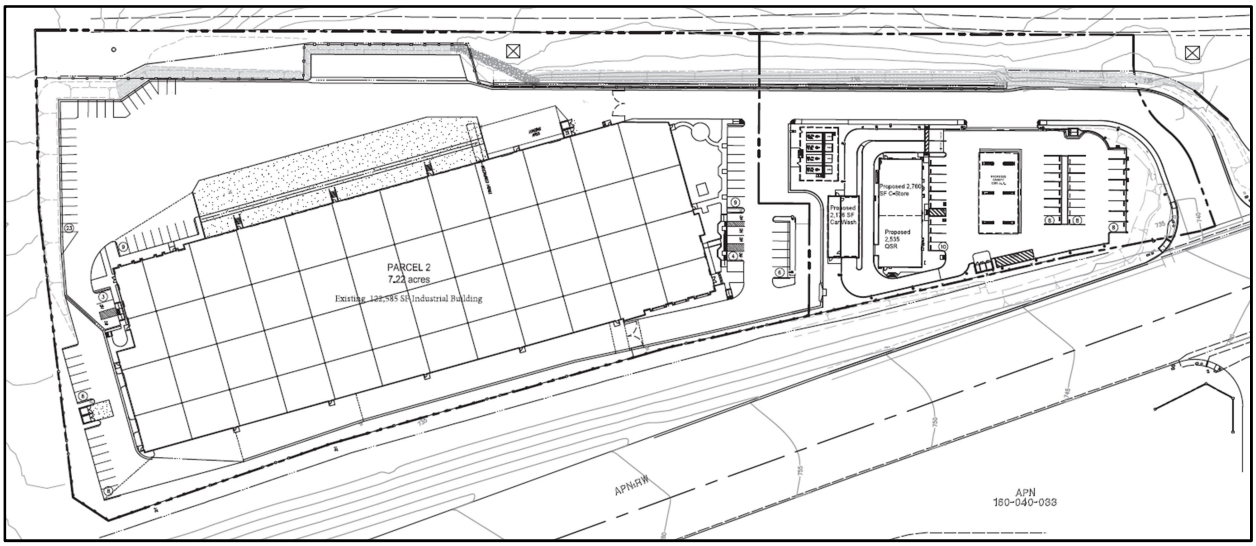
Restaurant

The drive-thru restaurant is proposed at 2,535 square feet in size and would be attached to the convenience store. The food serving area of the restaurant is proposed to be 760 square feet. The hours of operation would be from 7:00 a.m. to 10 p.m. (7) days a week. The drive through would meet the code stacking requirement for six cars from the menu board.

Car Wash

The carwash would be located west of the convenience store and would be housed in a free-standing building that would be 2,176 square feet in size and 18'-8" tall. The car wash would be an automated drive-thru that would operate from 7:00 a.m. to 10:00 p.m. (7) days a week. A Vacuum system and canopies are proposed in four parking spaces located near the east property line. The applicant has stated they have not yet determined the type of vacuum equipment or canopy structure that would be used; however, they have provided an example of one option they are considering.

EXHIBIT 4: PROPOSED FULL SITE PLAN



ANALYSIS

General Plan Amendment

The project has been reviewed by Staff and found to be consistent with the General Plan including the following policies:

- ES 5.8 Diverse Job Opportunities: Help promote job opportunities for people of all income levels, including low income residents.

  The proposed General Plan Amendment and subsequent development would provide new job opportunities within the residents.

- LUE 3.9 Maintenance: Require property owners and tenants of commercial properties to properly maintain and repair buildings, landscaping, signs, and fencing to ensure they reflect community expectations for a quality environment and remain competitive with commercial facilities located outside the City.

  Staff has included a recommended condition of approval that would require that applicant to maintain the gas station, convenience store, and restaurant property be kept free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.

The proposed Commercial Retail (CR) Land Use Designation and C-1/C-P (General Commercial) zone are consistent with each other. Also, the project complies with Floor Area Ratio (FAR) requirements in the General Plan.

Change of Zone

The Jurupa Valley Municipal Code Section 9.285.020 provides two requirements that must be met before setting a Change of Zone for a public hearing. Planning staff has determined that both requirements have been met, the requirements include:

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

The City prepared an Initial Study and Mitigated Negative Declaration. See Attachment No. 1.

2. *The requested change of zone is consistent with the Jurupa Valley General Plan.*

   The proposed C-1/C-P zone would be consistent with the proposed CR General Plan Land Use Designation if approved.

Zoning Code

The Zoning code requires an approved Conditional Use Permit for 1) gasoline service station with concurrent sales of beer and wine for off-site consumption and convenience stores that include the sale of motor vehicle fuel obtain a Conditional Use Permit, and 2) a restaurant and car wash obtain a Site Development permit, hence this application.

- *C-1/C-P Development Standards*

The proposed gas station, convenience store, and restaurant development would comply with all developments standards for the C-1/C-P zone, as there is no minimum lot area required for buildings that do not exceed 35 feet in height; the project would be constructed below the 50' height maximum.

- *Parking*

The proposed project would meet parking development standards which are specified by Section 9.140.120 (Off-Street Vehicle Parking). These standards include, but not limited to, the minimum number of required parking spaces, minimum drive aisle dimensions, specifications for truck loading spaces, and bicycle spaces. The project complies with it.

In this case, the project is required to provide a minimum of 37 parking spaces based on the following standards:

1. Convenience store: 1 space /200 sq. ft. of gross floor area
2. Drive-thru Restaurant: 1 space/45 sq. ft. of serving area; 1 space/2 employees; and stacking for 6 vehicles prior to the menu board

The zoning code requires one loading parking space and six bicycle parking spaces. The applicant meets both requirements as shown on the architectural plans.

- *Access and Street Improvements*

Access to gas station would be provided via Pier Enterprises Way, an existing private road that intersects with Cantu-Galleano Ranch Road. No additional roadway improvements are required or proposed, modification of the existing driveway approach and sidewalks per City standards along Pier Enterprises way where necessary.

The site contains adequate traffic circulation as determined the Engineering staff. Furthermore, staff distributed the proposed project to other departments and outside agencies for comment and recommended conditions. Comments from these departments and agencies have been considered and incorporated as modifications and/or recommended conditions, including a condition to limit the delivery of fuel to this location during "off-peak" business hours.

- *Water and Sewer Improvements*

The Jurupa Community Services District (JCSD) provided a letter stating that water and sewer services are available to serve the project. Both services could be provided from existing capacity beneath Cantu-Galleano Ranch Road that includes a 16-inch diameter waterline and an 8-inch diameter sewer line.

Per JCSD's request, Planning staff has included a condition that the applicant provide a separate off-site water service connection for each parcel or an alternative method as determined by the JCSD.

- *Landscaping*

The Conceptual Landscape Plan features a variety of 24-inch box shade trees, large screen shrubs, a variety of groundcovers and colorful plant materials to accent the site with an overall coverage area of 16.58%. Additionally, a minimum of 50% of the parking area would be shaded by tree canopies.

There is Caltrans right-of-way separating the project site from Cantu-Galleano Ranch Road. Staff is recommending a condition requiring the applicant to provide landscaping in this area, provided Caltrans allows the landscaping improvements.

- *Signage*

No signs are part of this approval. A separate Site Development Permit for the evaluation and processing of future signage for the project is required

- *Alcoholic Beverage Section 9.240.490*

The sale of alcoholic beverages for off-premises consumption is allowed in C-1 / C-P zone with an approved Conditional Use Permit (CUP). In addition to the CUP, a Determination of Public Convenience or Necessity (PCN) is required because the applicant is proposing the sale of alcoholic beverages for off-premise consumption in a census tract with undue concentration or create an undue concentration as defined by the Professional Business Code.

The site is located within Census Tract 406.07 that is divided between cities of Jurupa Valley and Eastvale. According to the Alcohol Beverage Control Board (ABC), three (3) off-sale alcohol licenses are permitted within this census tract; whereas, there are eight (8) existing off-sale licenses (two of the eight are located in Jurupa Valley) and the proposed Type 20 (beer and wine) license would result in nine (9).

As of March 26, 2020, the following locations held active off-sale licenses within Census Tract 406.07:

1. Galleano Winery at 4231 Wineville Ave., Jurupa Valley– Type 20
2. 7 Eleven at 4070 Etiwanda Ave., Jurupa Valley – Type 20
3. Vons at 6170 Hamner Ave., Eastvale – Type 21
4. Target at 12471 Limonite Ave., Eastvale – Type 20
5. Lake Mart at 5800 Hamner Ave., Eastvale – Type 20
6. Smart and Final at 13346 Limonite Ave., Eastvale – Type 21
7. Chevron at 12515 Riverside Dr., Eastvale – Type 20
8. Costco at 5030 Hamner Ave., Eastvale – Type 21

Jurupa Valley Municipal Code Section 9.240.490(c) provides development standards for businesses selling alcohol for off-site consumption. The project complies with all of the development standards required in this section subject to recommended conditions of approval. Because some of the standards are regulate operations, staff has incorporated those into the recommended conditions of approval.

TABLE 3: SECTION 9.240.490(c) ALCOHOLIC BEVERAGE SALES	
DEVELOPMENT STANDARDS	**IN COMPLIANCE?**
Conditional Use Permit required in C-1 / C-P zone (provided CZ approved)	Yes. Applied for a CUP

Such facilities shall not be situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a school, church, public park or playground.	Yes
Notice of hearing shall be given to all owners of property within 1,000 feet of the subject facility, to any elementary school or secondary school district within whose boundaries the facility is located and to any public entity operating a public park or playground within 1,000 feet of the subject facility. The Planning Director may require that additional notice be given, in a manner the Director deems necessary or desirable, to other persons or public entities.	Yes. Notice was provided.
Only beer & wine may be sold	Yes. No request for distilled spirits.
Educate the public regarding laws related to alcohol such as driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, etc.	Yes. It is made part of the conditions of approval.
No displays of beer and wine within five (5) feet of any entrance or checkout counter	Yes. It is made part of the conditions of approval. On the floor plan, the display areas are at more than five (5) feet from any entrance or checkout counter.
Cold beer or wine must be sold or displayed in permanently fixed electrical coolers only	Yes. It is made part of the conditions of approval.
No advertising of alcoholic beverages on gasoline islands; no lighted advertising of alcoholic beverages on the exterior of the building or within window areas.	Yes. It is made part of the conditions of approval.
Employees must be at least 21 years of age if selling any alcoholic beverages between the hours of 10:00 pm and 2:00 am.	Yes. It is made part of the conditions of approval.
No alcoholic beverage sales made from a drive-in window.	Yes. It is made part of the conditions of approval.

- *Public Necessity or Convenience*

Section 9.240.490(e). Criteria for the Determination of Public Convenience or Necessity. Staff has analyzed the application based on the criteria set by the section for "Public Convenience or Necessity." The criteria are listed in Table 4.

The intent of the criteria is for staff to evaluate and consider the following:

- Type of outlet of the sales (example: liquor store, stand-alone convenience store, or market);
- Potential negative impacts to school children;
- Owner's ability to maintain the property and comply with applicable laws.

	TABLE 4: PUBLIC CONVENIENCE OR NECESSITY		
	Criterion	**Does the project comply with the criterion?**	**Supporting information**
1	Minimum Floor Area: 7,000 square	No.	The proposed convenience store

	feet		contains 2,760 square-feet.
2	Maximum Floor Area for Sales of Alcoholic Beverages: 10%	Yes.	2.8% of the floor area is devoted to alcoholic beverage sales.
3	Minimum Floor Area devoted to Food Sales: 10%	Yes.	45.65% of the floor area is dedicated to food and non-alcoholic retail sales.
4	Location is not within a high crime area (defined as greater than 20% of the city-wide reported crime)	Yes.	According to the Sheriff's Department, the area is not considered a high crime area and is well below the 20%.
5	No outstanding code violations or code enforcement activity	Yes.	No outstanding City or County Environmental Health violation.
6	Properly maintained location	Yes.	No violations for unmaintained land
7	The proposed business shall be located more than 1,000 feet from a public or private school	Yes.	There are no public or private schools located within 1,000 feet from the subject site.
8	Location is not located on a regular path for school children to a school	Yes.	The subject site is located adjacent to the I-15 Freeway and not within a regular path used by school children going to school.

As indicated above, the project does not comply with Criterion No. 1. As such, the Commission must determine if the other factors, such as location, reputation of the applicant as a responsible seller of alcoholic beverages, etc., carry more weight than the minimum floor area.

Furthermore, the applicant is going to implement safety measures that include locked cooler doors between 2:00 a.m. and 8:00 a.m., Closed Circuit Television (CCTV) surveillance,

Comments from Sheriff's Department. The Sheriff's Department has reviewed and considered the proposed sale of beer and wine at the proposed convenience store. The Sheriff's Department does not consider the project location to be in a high crime area and has no concerns with the proposed off-site alcohol sales, The Sheriff's Department typically provides the following comments for beer and wine applications:

a. Limit alcohol sales to packages containing no less than 6 cans or bottles to a case.

b. Prohibit the sales of single cans or bottles less than or equal to 40 ounces.

c. The placement of alcoholic beverages must be stored in the back of the store or behind the sales counter.

d. The owner must immediately remove any loiterers. If the owner does not immediately remove any loiterers, the Sheriff's Department will remove the loiterer and the approval for the sales of alcoholic beverages may be subject to revocation.

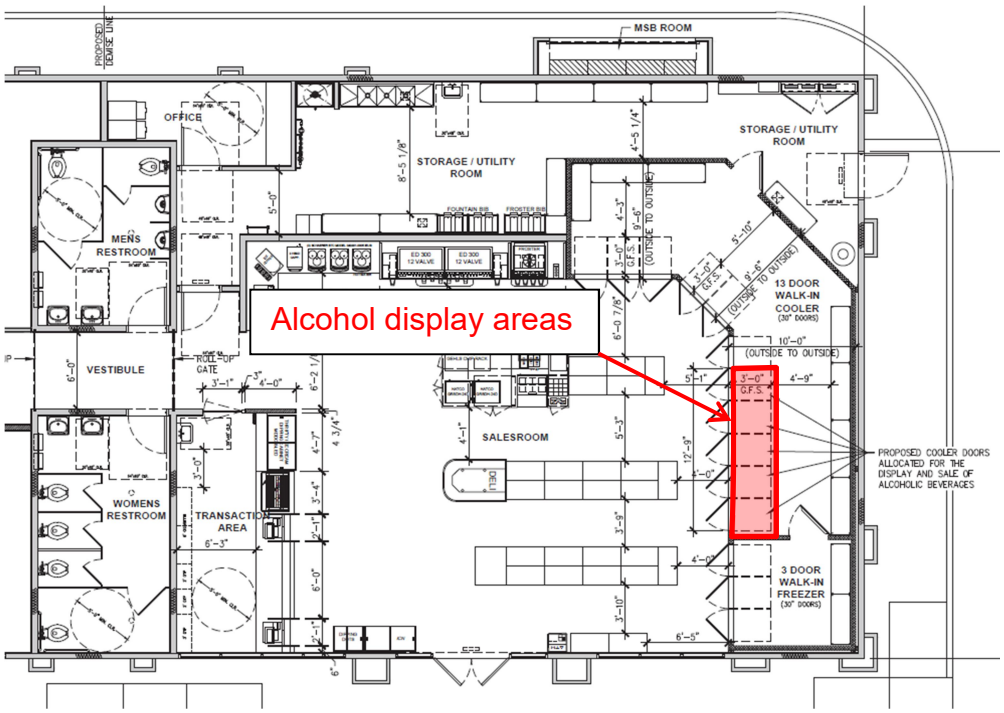
e. Digital security cameras should be installed and used for monitoring activity on the property.

f. An alarm system should be installed and used especially at the entrances.

Staff has incorporated the Sheriff's comments into the conditions of approval for this project. The proposed alcohol display area is consistent with the Sheriff's Department's recommendation for projects with sales of alcoholic beverages for off-site consumption. Beer and wine products will be located within a section of the refrigerator cooler. Of the 16 overall cooler doors, 5 doors will be devoted to beer and wine products, measuring approximately seven (7) feet in height and three (3) feet in depth. In addition, the Applicant proposes to store 12 and 24 pack cases of non-refrigerated beer, averaging five (5) feet in height, in front of the

alcohol cooler doors. Overall alcohol display area will average 67 square-feet and represents 3% of the overall store floor area, see Exhibit 5 below.

EXHIBIT 5: FLOOR PLAN



With the recommended Conditions of Approval Nos. 16 to 18, staff supports the issuance of a Public Convenience of Necessity. These conditions address items such as security, limited sales of alcoholic beverages, and prohibition of any advertisements for beer and wine on gasoline islands.

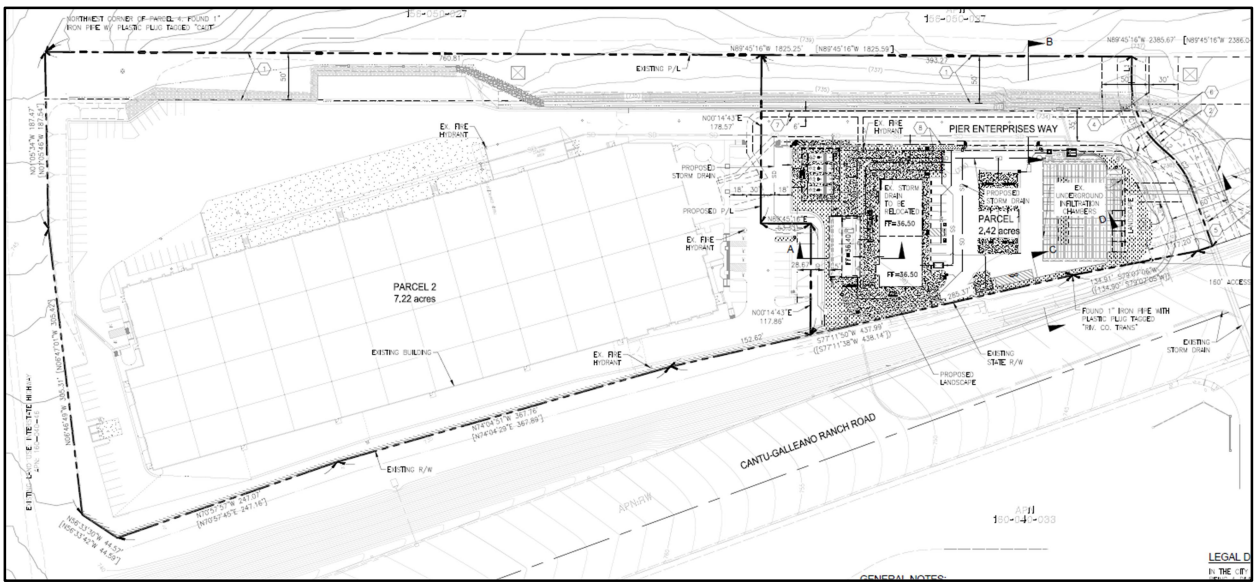
Tentative Parcel Map No. 37679

The applicant is requesting to subdivide one (1) parcel totaling 9.64 acres in size into two parcels. Parcel #1 is proposed at 2.42 acres in size and would be developed with the gasoline service station, convenience store, carwash, and restaurant. Parcel #2 is proposed at 7.22 acres in size and would include the existing 122,585 square foot industrial building and parking lot. Subdivisions are regulated by the Subdivision Map Act and Jurupa Valley Municipal Code, Title 7 (Subdivisions). According to Title 7, Chapter 7.15, this map is a Schedule "E" subdivision.

Staff has reviewed the proposal and determined that the map is consistent with requirements of Subdivision Map Act and Title 7. The land is physically suited to be subdivided and developed with the proposed gas station project, as the properties would be provided sufficient utility services including domestic water, sewage disposal, fire protection, and would not conflict with existing easements.

Furthermore, the proposal would be consistent with Zoning code requirements as it is located in the C/1-C/P zone that does not have a minimum lot size, and Parcel #2 would continue to be located in the I-P zoning classification that has a minimum lot size of 20,000 square feet that the new parcel would far exceed.

EXHIBIT 5: PROPOSED TENTATIVE PARCEL MAP



Architectural Style

The convenience store and restaurant are proposed as a contemporary style that would include gable (Eagle concrete tile, Arcadia Canyon Brown) and flat roof elements with varying heights ranging from 18' to 24' tall. Siding would be a combination of stone veneer (Chablis), smooth troweled stucco (Desert Suede, Dunn Edwards), and shiplap siding (Tuscan Mosaic). Trim would include a smooth troweled stucco cornice (Treasure Chest, Dunn Edwards), rough sawn Douglas fir fascia, and foam shapes with a smooth troweled stucco finish (Treasure Chest, Dunn Edwards).

The gas canopy cover is flat and rectangular structure with few architectural details that are consistent with the other buildings proposed on the site. Staff is recommending a condition to require that the architectural style of the gas canopy roof / façade to be consistent with the architecture of the multi-tenant building. Consistency could include a hip or gable roof with matching roof, siding, and trim materials, or a parapet wall that provides a combination of shiplap siding, stucco, and trim designed for consistency with the elements provided in the multi-tenant building.

A new trash enclosure will be built near the convenience store that would be constructed with CMU split face block and stone veneer consistent with the overall project design. Decorative parking lot lighting will be required as well as building mounted lighting fixtures consistent with the architectural theme. Sufficient coverage of lighting will be demonstrated on a Photometric Plan.

A vacuum shade canopy / stations are proposed above four parking spaces located near the west property line. The applicant has provided details of one option; however, the actual design has not been chosen. Staff is recommending a condition to require the canopy to be painted with three or more colors consistent with the multi-tenant building and requiring that the canopy be made of solid material (wood, metal, etc.) and prohibiting the use of fabric materials.

FINDINGS FOR APPROVAL OF GENERAL PLAN AMENDMENTS

The Jurupa Valley Municipal Code requires a minimum two (2) findings be made for a General Plan Amendment to be approved. The Findings include:

1. *The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to the*m.

   The proposed amendment contributes to the purpose of the General Plan by broadening commercial zones in the City that would allow the development of a specialized vehicle oriented, commercial center.

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

   The amendment and the subsequent development would expand basic employment job opportunities and the ratio of jobs-to-workers in the City by providing jobs ranging from construction workers necessary for the development to the jobs necessary to operate the gas station, convenience store, and restaurant. This project would help promote jobs for people of all income levels, including low-income residents.

FINDINGS FOR APPROVAL OF A CONDITIONAL USE PERMIT (CUP)

Per Section 9.240.280(4), "a conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community." Staff has reviewed the applicant's submittal and determined that the project meets the following required findings:

1. The proposed sale of alcoholic beverages (beer and wine) for off-site consumption will not adversely affect or be materially detrimental to the public health, safety or general welfare of the community in that the area devoted to alcohol sales would only be 2.8% of the retail floor area. Furthermore, the use is consistent with other similar fueling stations with convenience stores offering off-sale alcohol for off-site consumption.

2. The proposed use will not be detrimental to the health, safety or general welfare of the community, in that the proposed sale of beer and wine for off-site consumption will be conducted as an ancillary use to the primary sales of prepackaged cold and hot foods, non-alcoholic beverages and fueling for vehicles. Furthermore, the Riverside County Sheriff's Department indicated that the 24-hour gas station could provide more safety to industrial area by providing more eyes on the streets.

3. The proposed use will not be detrimental to the health, safety or general welfare of the community, in that the project is not expected to create any significant adverse impacts from noise, odor, or light upon the community as analyzed in the Initial Study and Mitigated Negative Declaration. The conditions of approval and MMRP will also minimize any potential detrimental effect to health, safety or general welfare. This project has also been reviewed by Community Services District and multiple City and County Departments including the following departments: Building & Safety, CalFire, County Department of Environmental Health.

FINDINGS FOR APPROVAL OF A SITE DEVELOPMENT PERMIT (SDP)

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

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The plan shall consider the location and need for dedication and improvement

of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.

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

Planning staff has reviewed the project and the proposal meets all the requirements included in the first two requirements and a recommended condition prohibits any sales until a final map is recorded.

FINDINGS FOR APPROVAL OF TENTATIVE LAND DIVISION MAPS

Per Section 7.15.180**,** "A tentative map shall be denied if it does not meet all requirements of this ordinance, or if any of the following findings are made:"

1. That the proposed land division is not consistent with applicable general and specific plans.
2. That the design or improvement of the proposed land division is not consistent with applicable general and specific plans.
3. That the site of the proposed land division is not physically suitable for the type of development.
4. That the 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.
5. That the design of the proposed land division or the type of improvements are likely to cause serious public health problems.
6. That the design of the proposed land division or the type of improvements will conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. A land division may be approved if it is found that alternative easements for access or for use will be provided and that they will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction.
7. Notwithstanding subsection (5) of this section, a tentative map may be approved if an environmental impact report was prepared with respect to the project and a finding was made, pursuant to the California Environmental Quality Act (Pub. Resources Code Section 21000 *et seq.*), that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

The proposed land division is consistent with General Plan requirements and the property is not located in a specific plan area. The design of the proposed land division is consistent with the General Plan. The improvements proposed by the subdivision are suitable for the proposed commercial and industrial subdivision, including FAR ratios. The project will not cause any substantial environmental damage or impacts to wildlife and their habitats with recommended conditions and mitigation measures. The project will not be a danger to the welfare of the general public. The project will not cause serious public health problems. Staff recommends

approval of the tentative map.

Tentative Parcel Map No. 37679 is consistent with all applicable provisions of Title 7 and the Subdivision Map Act for standards and process. Furthermore, the Engineering Department has reviewed the project for access, circulation, grading, and drainage and has conditioned the project to comply with mandated regulations.

FINDINGS FOR A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY (PCN)

A Determination of Public Convenience or Necessity may be granted if the proposed use meets all of the required findings below. Staff has identified that the proposed use has met all the required findings.

Per Section 9.240.490, "In order to make the determination of public convenience or necessity and approve the application or approve with conditions as required by Business and Professions Code Section 23958 and 23958.4, the Planning Commission shall make all of the following findings:

a) That the proposed use will not be detrimental to the health, safety and welfare of the community.

   The proposed sale of alcoholic beverages for off-site consumption will not adversely affect or be materially detrimental to the public health, safety or general welfare of the community in that the area devoted to alcohol sales would be approximately 2.8% of the total retail area square footage. Furthermore, the use is consistent with similar gas stations in surrounding commercial uses which offer off-site beer and wine sales as a convenience to its customers.

b) That the proposed use would enhance the economic viability of the area in which it is proposed to be located.

   The sale of beer and wine for off-site consumption is an essential component of the proposed convenience store. Although alcoholic beverage sales will only comprise a small percentage of the total gross receipts of the convenience store, their availability is important to the store's financial viability, as customers expect to be able to purchase these items when they do their shopping. Additionally, the sale of alcoholic beverages would serve a public convenience or necessity in that it is proposed in conjunction with the sale of a variety of sundry items, including hot foods, and provide a convenience for customers also fueling their vehicles. The proposed use would therefore enhance the economic viability of the area.

c) That the proposed use is compatible with the surrounding area.

   The proposed Chevron gas station and convenience store are located on a site which is adjacent to the Interstate-15 off-ramp and surrounding by industrial uses. It is compatible with the surrounding area. There are conditions of approval which makes this project more compatible with the residential subdivisions that are located further east

d) That the background of the proposed licensee and the history of the premises or any premises the applicant has operated in the past were not detrimental to the health, safety and welfare of the community.

   Per the Applicant's Written Statement of Justification, Attachment 5, the Applicant has stated the proposed licensee and any premise the applicant has operated in the past has not been detrimental to health and safety and welfare of the community.

e) That the Applicant will agree, in writing, to the conditions placed upon the application.

A condition of approval has been added that the Applicant agree, in writing, to the recommended conditions.

Staff finds that the project is consistent with the General Plan.

With the approved application and required conditions of approval, the project demonstrates consistency with the General Plan, Zoning and Subdivision sections within the Jurupa Valley Municipal Code (JVMC) and applicable state and federal laws.

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 March 24, 2020 and ends on April 13, 2020. To date, the City had not received any comments.

CONCLUSION

The proposed project will provide convenient service to the surrounding community as the closest gas stations with convenient stores are located more 2 miles away. The project would also eliminate a small blighted, undeveloped area.

Prepared by:

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Submitted by:

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Planning Director

Reviewed by:

//s// Serita Young

Serita Young
Deputy City Attorney

ATTACHMENTS

1. Resolution No. 2020-04-22-02
    a. Exhibit A. “Initial Study Checklist / Mitigated Negative Declaration and “Mitigation Monitoring and Reporting Program”
    b. Exhibit B. Recommended Conditions of Approval
2. Applicant’s Written Statement of Justification
3. ABC Active Off-Sale License Report
4. Architectural Set of Plans, Dated 3/6/20
5. Colored Elevations
6. Colors and Materials Sheet
7. Tentative Parcel Map

ATTACHMENT NO. 1

Resolution No. 2020-04-22-02

RESOLUTION NO. 2020-04-22-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, APPROVE GENERAL PLAN AMENDMENT NO. 19004, CHANGE OF ZONE NO. 16004, TENTATIVE PARCEL MAP NO. 37679, CONDITIONAL USE PERMIT NO. 19004, AND SITE DEVELOPMENT PERMIT NO. 19029 TO PERMIT THE CONSTRUCTION OF A GASOLINE SERVICE STATION WITH CONCURRENT SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION, A CONVENIENCE STORE, INCLUDING THE SALE OF MOTOR VEHICLE FUEL, A CAR WASH, AND A DRIVE-THRU RESTAURANT ON APPROXIMATELY 9.64 ACRES OF REAL PROPERTY LOCATED AT THE NORTHEAST CORNER OF CANTU GALLEANO RANCH ROAD AND PIER ENTERPRISES WAY (APN: 106-040-044), AND MAKE A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY (PCN NO. 19001) TO ALLOW THE SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION AT THE CONVENIENCE STORE

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

Section 1. **Project**. Sam Chebeir and Pier Enterprises (collectively, the "Applicant") have applied for General Plan Amendment No. 19004, Change of Zone No. 16004, Tentative Parcel Map No. 37679, Conditional Use Permit No. 19004, Site Development Permit No. 19029, Substantial Conformance to Plot Plan No. 24596 (PP24596S1), and Determination of Public Convenience or Necessity No. 19001 (collectively, Master Application No. 16113 or MA No. 16113) to permit the subdivision of approximately 9.64 acres into two parcels on real property located at the northeast corner of Cantu Galleano Ranch Road and Pier Enterprises Way (APN: 106-040-044) to allow the construction of a proposed gasoline service station with concurrent sale of beer and wine for off-site consumption, a proposed 2,760 square foot convenience store, including the sale of motor vehicle fuel, a proposed 2,176 square foot car wash, and proposed a 2,535 square foot drive-thru restaurant (the "Project"). Section 9.240.440 of the Jurupa Valley Municipal Code provides that the Planning Director shall approve, conditionally approve, or disapprove the application for Substantial Conformance No. 1 to Plot Plan No. 24596 (PP24596S1) and give notice by mail of the decision, including any conditions of approval, to the applicant and any other person who has filed a written request for notice. General Plan Amendment No. 19004, Change of Zone No. 16004, Tentative Parcel Map No. 37679, Conditional Use Permit No. 19004, Site Development Permit No. 19029, and Determination of Public Convenience or Necessity No. 19001 are the subject of this Resolution.

Section 2. **General Plan Amendment**.

(a) The Applicant is seeking approval of General Plan Amendment No. 19004 to change the General Plan land use designation of the subject parcel located at the northeast corner of Cantu Galleano Ranch Road and Pier Enterprises Way (APN: 106-040-044) from Business Park (BP), with a Business Park Overlay (BPO), to Commercial Retail (CR).

(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 an amendment of the General Plan, the City Clerk must set the matter for public hearing before the City Council at the earliest convenient day and give notice of public hearing in the same manner as notice was given of the hearing before the Planning Commission.

Section 3. **Change of Zone**.

(a) The Applicant is seeking approval of Change of Zone No. 16004 to rezone 2.42 acres of the 9.64-acre subject parcel located at the northeast corner of Cantu Galleano Ranch Road and Pier Enterprises Way (APN: 106-040-044) from Industrial Park (I-P) Zone to General Commercial (C-1/C-P) Zone. 7.22 acres of the subject parcel would continue to be classified as Industrial Park (I-P) Zone.

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

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

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

Section 4. **Tentative Parcel Map**.

(a) The Applicant is seeking approval of Tentative Parcel Map No. 37679, a Schedule "E" subdivision of an approximately 9.64 acre parcel into two (2) parcels on real property located at the northeast corner of Cantu Galleano Ranch Road and Pier Enterprises Way (APN: 106-040-044).

(b) Section 7.05.020.A. of the Jurupa Valley Municipal Code provides that the Jurupa Valley Planning Commission is designated as the "Advisory Agency" charged with the duty of making investigations and reports on the design and improvement of all proposed tentative Schedule "E" maps. Further, Section 7.05.020.A. of the Jurupa Valley Municipal Code provides that the Commission is authorized to approve, conditionally approve or disapprove all

such tentative map land divisions and report the action directly to the City Council and the land divider.

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

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

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

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

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

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

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

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

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

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

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

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

Section 5. **Conditional Use Permit**.

(a) The Applicant is seeking approval of Conditional Use Permit No. 19004 to permit the construction of a proposed gasoline service station with concurrent sale of beer and wine for off-site consumption, a proposed convenience store, including the sale of motor vehicle fuel, a proposed car wash, and a proposed drive-thru restaurant on approximately 9.64 acres of real property located at the northeast corner of Cantu Galleano Ranch Road and Pier Enterprises Way (APN: 106-040-044).

(b) Sections 9.115.020.C.(14) and 9.115.020.C.(15) of the Jurupa Valley Municipal Code provide that (1) convenience stores, including the sale of motor vehicle fuel and (2) gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption may be located in the C-1/C-P Zone provided a conditional use permit has been granted pursuant to Section 9.240.280 of the Jurupa Valley Municipal Code.

(c) Section 9.240.490.B.(1) of the Jurupa Valley Municipal Code provides that the sale of alcoholic beverages for off-premises consumption shall be allowed in the C-1/C-P Zone provided a conditional use permit has been approved pursuant to Section 9.240.280 of the Jurupa Valley Municipal Code.

(d) Section 9.240.280.(3) of the Jurupa Valley Municipal Code provides that a public hearing shall be held on the application for a conditional use permit in accordance with the provisions of Section 9.240.250, all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing, and the hearing body in Section 9.240.250 shall be defined as the Planning Commission of the City of Jurupa Valley.

(e) Section 9.05.110 of the Jurupa Valley Municipal Code provides that notwithstanding any other provisions of this title, in the event that a project requires a general plan amendment, zone change, specific plan amendment, development agreement or other legislative action in addition to the tentative subdivision map, site development permit, conditional use permit, variance or other quasi-judicial land use applications for the project, the

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

(f) Section 9.240.250(5) of the Jurupa Valley Municipal Code provides that the hearing body shall hear relevant testimony from interested persons and make its decision within a reasonable time after the close of the public hearing. Notice of the decision shall be filed by the Planning Director with the City Clerk, together with a report of the proceedings, not more than ten (10) days after the decision. A copy of the notice of decision shall be mailed to the applicant and to any person who has made a written request for a copy of the decision. If the hearing body is unable to make a decision, that fact shall be filed with the City Clerk in the same manner for reporting decisions and shall be considered as a notice of denial of the application by the hearing body.

(g) Section 9.240.280.(4) of the Jurupa Valley Municipal Code provides that a conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety, or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety, or general welfare of the community.

Section 6. **Site Development Permit**.

(a) The Applicant is seeking approval of Site Development Permit No. 19029 to develop approximately 9.64 acres of real property located at the northeast corner of Cantu Galleano Ranch Road and Pier Enterprises Way (APN: 106-040-044) with a proposed gasoline service station with concurrent sale of beer and wine for off-site consumption, a proposed convenience store, including the sale of motor vehicle fuel, a proposed car wash, and a proposed drive-thru restaurant.

(b) Sections 9.115.020.A.(70) and 9.115.020.A.(91) of the Jurupa Valley Municipal Code provide that restaurants and other eating establishments and car washes, with not more than two hundred (200) square feet of outside storage or display of materials appurtenant to the uses, are permitted in the C-1/C-P Zone provided a site development permit has been approved pursuant to Section 9.240.330 of the Jurupa Valley Municipal Code.

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

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

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

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

(d) Section 9.240.330.(4)(d)(i) of the Jurupa Valley Municipal Code provides that a site development permit application that requires the approval of a general plan amendment, a specific plan amendment, or a change of zone shall be heard in accordance with the provisions of Section 9.285.040, as discussed in Paragraphs (b)-(d) of Section 3 of this Resolution, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

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

Section 7. **Determination of Public Convenience or Necessity**.

(a) Sections 23958 and 23958.4 of the California Business and Professions Code provide that the California Department of Alcoholic Beverage Control ("ABC") must deny an application for a license if issuance of that license would tend to create a law enforcement problem, or if issuance would result in or add to an undue concentration of licenses, except that ABC may issue the license if the local governing body of the area in which the applicant's premises are located, or its designated subordinate officer or body, determines within ninety (90) days of notification of a completed application that public convenience or necessity would be served by the issuance. The 90-day period commences upon receipt by the local governing body

of (i) notification by ABC of an application for licensure, or (ii) a completed application according to local requirements, if any, whichever is later.

(b) The subject convenience store is located in Census Tract 406.07, in which an overconcentration of off-sales liquor licenses exists. California alcoholic beverages licensing regulations allow for a maximum of three (3) off-sale liquor licenses in Census Tract 406.07. A total of eight (8) off-sales liquor licenses exist within Census Tract 406.07.

(c) Section 9.240.490.E.(3) of the Jurupa Valley Municipal Code provides that the City Council has established procedures for the determination of public convenience or necessity and has delegated the responsibility for making such determinations to the City of Jurupa Valley Planning Commission. The Planning Commission will consider a request from an applicant to make a determination whether or not a case for public convenience or necessity exists.

(d) Section 9.240.490.E.(4) of the Jurupa Valley Municipal Code provides that a public hearing shall be held on the application in accordance with the provisions of Section 9.240.250 of the Jurupa Valley Municipal Code and all the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

(e) Section 9.240.490.E.(4)(a) of the Jurupa Valley Municipal Code provides that the Planning Commission shall serve as the approving body subject to a public hearing, as required by Section 9.240.250 of the Jurupa Valley Municipal Code.

(f) Section 9.240.490.E.(5) of the Jurupa Valley Municipal Code provides that the Planning Commission must make the following findings in making a determination of public convenience or necessity and approving or conditionally approving an application for Issuance of a Letter of Determination of Public Convenience or Necessity:

1) That the proposed use will not be detrimental to the health, safety and welfare of the community;

2) That the proposed use will enhance the economic viability of the area in which it is proposed to be located;

3) That the proposed use is compatible with the surrounding area;

4) That the background of the proposed licensee and the history of the premises or any premises the applicant has operated in the past were not detrimental to the health, safety and welfare of the community; and

5) That the applicant will agree, in writing, to the conditions placed upon the license and application.

(g) Section 9.240.490.E.(6) of the Jurupa Valley Municipal Code provides that the Planning Commission may impose such conditions as are necessary to protect the health, safety and welfare of the community and fulfill the findings required for the determination of public convenience or necessity.

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

Section 8. **Procedural Findings**. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The application for MA No. 16113 was processed including, but not limited to, a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On April 22, 2020, the Planning Commission of the City of Jurupa Valley held a public hearing on MA No. 16113, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing.

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

Section 9. **California Environmental Quality Act Findings for Adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program**. The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley make the following environmental findings and determinations in connection with the approval of the Project:

(a) Pursuant to the California Environmental Quality Act ("CEQA") (Cal. Pub. Res. Code §21000 *et seq.*) and the State Guidelines (the "Guidelines") (14 Cal. Code Regs. §15000 *et seq.*), City staff prepared an Initial Study of the potential environmental effects of the approval of the Project as described in the Initial Study. Based upon the findings contained in that Study, City staff determined that, with the incorporation of mitigation measures, there was no substantial evidence that the Project could have a significant effect on the environment and an 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 March 24, 2020, and expired on April 13, 2020. Copies of the documents have been available for public review and inspection at City Hall, 8930 Limonite Avenue, Jurupa Valley, California 92509. The City did not receive any comments during the public review period.

(c) The City Council has reviewed the MND and 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 10. **Findings for Recommendation of Approval of General Plan Amendment**. The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that General Plan Amendment No. 19004 should be adopted because:

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

1) The proposed CR land use designation would allow uses that are compatible with the General Plan land use designations of neighboring properties.

2) The proposed Project complies with the maximum Floor Area Ratio (FAR) requirements for the proposed CR land use designation;

3) The proposed Project is consistent with General Plan Policy LUE 3.9 (Maintenance): Require property owners and tenants of commercial properties to properly maintain and repair buildings, landscaping, signs, and fencing to ensure they reflect community expectations for a quality environment and remain competitive with commercial facilities located outside the City. The recommended Condition of Approval would require the Applicant to maintain the gas station, convenience store, and restaurant property free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.

4) The proposed Project is consistent with General Plan Policy LUE 5.8 (Diverse Job Opportunities): Help promote job opportunities for people of all income levels, including low income residents. The proposed General Plan Amendment No. 19004 and subsequent development would provide new job opportunities within the City for its residents.

(b) An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the City's economic base) and that would improve the ratio of

jobs-to-workers in the City. The proposed General Plan Amendment No. 19004, and the subsequent development, would expand basic employment job opportunities and the ratio of jobs-to-workers in the City by providing jobs ranging from construction workers necessary for the development to the jobs necessary to operate the gas station, convenience store, and drive-thru restaurant. The Project would help promote jobs for people of all income levels, including low-income residents.

Section 11. **Findings for Recommendation of Approval of Change of Zone**. The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that Change of Zone No. 16004 should be adopted because:

(a) The proposed Change of Zone No. 16004 will be consistent with the City of Jurupa Valley General Plan, as amended by General Plan Amendment No. 19004, in that:

1) The proposed C-1/C-P zoning classification would allow uses that are compatible with the General Plan land use designations of neighboring properties;

2) The proposed Project is consistent with General Plan Policy LUE 3.11.1 (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. The proposed Change of Zone No. 16004 would broaden commercial zones in the City and allow the establishment of a specialized vehicle oriented, commercial center.

3) The proposed Project is consistent with General Plan Policy LUE 3.9 (Maintenance): Require property owners and tenants of commercial properties to properly maintain and repair buildings, landscaping, signs, and fencing to ensure they reflect community expectations for a quality environment and remain competitive with commercial facilities located outside the City. The recommended Condition of Approval would require the Applicant to maintain the gas station, convenience store, and restaurant property free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.

Section 12. **Findings for Recommendation of Approval of Tentative Parcel Map**. The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find, determine and declare that the proposed Tentative Parcel Map No. 37679 should be granted because:

(a) The proposed Tentative Parcel Map No. 37679 meets all requirements of Title 7 (Subdivisions) of the Jurupa Valley Municipal Code.

(b) The proposed land division will be consistent with the City's General Plan upon approval of the proposed General Plan Amendment in that Staff has reviewed the Tentative Map and it is consistent with the all requirements for the Commercial Retail (CR) Land Use Designation and .

(c) The design or improvement of the proposed land division is consistent with the City's General Plan in that Staff has reviewed the Tentative Map and it is consistent with the all requirement for the Commercial Retail (CR) Land Use Designation including Floor Area Ratio.

(d) The site of the proposed land division is physically suitable for the type of development in that Staff has reviewed the Map and it consistent with the FAR for the Commercial Retail (CR) land use designation.

(e) The site of the proposed land division is physically suitable for the proposed density of the development in that Staff has

(f) The design of the proposed land division or proposed improvements is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat with the implementation of the recommended Conditions of Approval and mitigation measures.

(g) The design of the proposed land division or the type of improvements is not likely to cause serious public health problems in that Staff and outside agencies have reviewed the project for potential public health problems and required the applicant modify the project and agree to conditions of approval to ensure the project would not cause health problems.

(h) The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division in that Staff and outside agencies have reviewed the project and determined the project will not conflict with easements or public access.

Section 13. **Findings for Recommendation of Approval of Conditional Use Permit**. The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find, determine, and declare that the proposed Conditional Use Permit No. 19004 should be granted because the (1) proposed gasoline service station, with concurrent sale of beer and wine for off-site consumption, (2) proposed convenience store, including the sale of motor vehicle fuel, and (3) proposed sale of alcoholic beverages for off-premises consumption:

(a) Will not be detrimental to the health, safety, or general welfare of the community in that area devoted to alcohol sales would only be 2.8% of the retail floor area. Furthermore, the (1) proposed gasoline service station, with concurrent sale of beer and wine for off-site consumption, (2) proposed convenience store, including the sale of motor vehicle fuel, and (3) proposed sale of alcoholic beverages for off-premises consumption are consistent with other similar fueling stations with convenience stores offering off-sale alcohol for off-site consumption.

(b) Will not be detrimental to the health, safety, or general welfare of the community in that the proposed sale of alcoholic beverages for off-premises consumption will be conducted as an ancillary use to the primary sales of prepackaged cold and hot foods, non-alcoholic beverages and fueling for vehicles. Furthermore, the Riverside County Sheriff's

Department indicated that the 24-hour gas station could provide more safety to industrial area by providing more eyes on the streets.

(c) Will not be detrimental to the health, safety, or general welfare of the community in that the Project is not expected to create any significant adverse impacts from noise, odor, or light upon the community as analyzed in the Initial Study and MND. The recommended Conditions of Approval will also minimize any potential detrimental effect to health, safety, or general welfare. The Project has also been reviewed by Community Services District and multiple City and County Departments, including Building & Safety, CalFire, and the County Department of Environmental Health.

Section 14. **Findings for Recommendation of Approval of Site Development Permit**. The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that Site Development Permit No. 19029 should be approved because:

(a) The proposed drive-thru restaurant and car wash will conform to all the requirements of the City of Jurupa General Plan, as amended by General Plan Amendment No. 19004, in that Staff has reviewed the project and it is consistent with the General Plan including Policy ES 5.8 Diverse Job Opportunities.

(b) The proposed drive-thru restaurant and car wash will conform to all applicable requirements of State law in that Staff has reviewed the project and it is consistent with the General Plan including Policy ES 5.8 Diverse Job Opportunities.

(c) The proposed drive-thru restaurant and car wash will conform to all applicable requirements of the ordinances of the City of Jurupa Valley in that Staff reviewed the proposal and determined that is complies with all City ordinances.

(d) The proposed overall development of the land is designed for the protection of the public health, safety and general welfare in that the project has been modified and conditions of approval have been added for the protection of the public health, safety and general welfare.

(e) The proposed overall development of the land is designed to conform to the logical development of the land in that Staff reviewed the proposal and determined that the proposal is consistent with the future and proposed uses as outlined in the General Plan.

(f) The proposed overall development of the land is designed to be compatible with the present and future logical development of the surrounding property in that Staff reviewed the proposal and determined that the proposal is consistent with the future and proposed uses as outlined in the General Plan.

(g) The proposed site development plans consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion in that Staff reviewed the project and determined that the built environment for the project site is sufficient for the project and would not contribute to traffic congestion.

(h) The proposed site development plans take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof in that Staff reviewed the project for topographical and drainage and has required necessary changes.

(i) Together with the proposed Tentative Parcel Map No. 37679 and the recommended Conditions of Approval, the proposed Site Development Permit No. 19029 does not permit the construction of more than one structure on a single legally divided parcel.

Section 15. **Findings for Determination of Public Convenience or Necessity Approval Findings**. The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find, determine and declare that:

(a) The proposed sale of alcoholic beverages for off-site consumption will not be detrimental to the health, safety and welfare of the community in that the area devoted to alcohol sales would be approximately 2.8% of the total retail area square footage. Furthermore, the sale of alcoholic beverages for off-site consumption is consistent with similar gas stations in surrounding commercial uses that offer off-site beer and wine sales as a convenience to its customers.

(b) The proposed sale of alcoholic beverages for off-site consumption will enhance the economic viability of the community in which it is proposed to be located. The sale of beer and wine for off-site consumption is an essential component of the proposed convenience store. Although alcoholic beverage sales will only comprise a small percentage of the total gross receipts of the convenience store, their availability is important to the proposed convenience store's financial viability, as customers expect to be able to purchase these items when they do their shopping. Additionally, the sale of alcoholic beverages would serve a public convenience or necessity in that it is proposed in conjunction with the sale of a variety of sundry items, including hot foods, and provide a convenience for customers also fueling their vehicles.

(c) The proposed sale of alcoholic beverages for off-site consumption is compatible with the surrounding community. The proposed gas station and convenience store are located on a site which is adjacent to the Interstate-I5 off-ramp. Additionally, a portion of the site is proposed to be zoned General Commercial (C-1/C-P) within a proposed land use designation of Commercial Retail (CR).

(d) The background of the Applicant and the history of the premises or any premises the Applicant has operated in the past were not detrimental to the health, safety and welfare of the community. Per the Applicant's Written Statement of Justification, attached as Exhibit "C", the Applicant has stated the proposed licensee and any premise the Applicant has operated in the past has not been detrimental to health and safety and welfare of the community.

(e) That the Applicant has agreed, in writing, to the recommended Conditions of Approval placed upon Master Application No. 16113.

Section 16. **Recommendation for Approval of Master Application No. 16113 with Conditions**. Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby recommends that:

(a) The City Council of the City of Jurupa Valley approve Master Application No. 16113 (General Plan Amendment No. 19004, Change of Zone No. 16004, Tentative Parcel Map No. 37679, Conditional Use Permit No. 19004, Site Development Permit No. 19029, and Determination of Public Convenience or Necessity No. 19001) to permit the subdivision of approximately 9.64 acres into two parcels on real property located at the northeast corner of Cantu Galleano Ranch Road and Pier Enterprises Way (APN: 106-040-044) to allow the construction of a proposed gasoline service station with concurrent sale of beer and wine for off-site consumption, a proposed 2,760 square foot convenience store, including the sale of motor vehicle fuel, a proposed 2,176 square foot car wash, and proposed a 2,535 square foot drive-thru restaurant, all subject to the recommended conditions of approval attached hereto as Exhibit "B".

(b) The City Council's approval of General Plan Amendment No. 19004, Tentative Parcel Map No. 37679, Conditional Use Permit No. 19004, Site Development Permit No. 19029, and Determination of Public Convenience or Necessity No. 19001 shall not be effective until the effective date of the ordinance adopting Change of Zone No. 16004.

Section 17. **Certification**. The Planning Director shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Jurupa Valley on this 22nd day of April, 2020.

_____
Arleen Pruitt
Chair of Jurupa Valley Planning Commission

ATTEST:

_____
Thomas G. Merrell, AICP
Planning Director/Secretary to the Planning Commission

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF JURUPA VALLEY)

I, Thomas G. Merrell, Planning Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2020-04-22-02 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 22nd day of April, 2020, by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

_____
THOMAS G. MERRELL
PLANNING DIRECTOR

EXHIBIT A OF ATTACHMENT 1

IS/MND

Initial Study/Mitigated Negative Declaration

City of Jurupa Valley Master Application 16113

General Plan Amendment No. 19002
Change of Zone No. 16004
Tentative Parcel Map No. 37679
Conditional Use Permit No. 19004
Site Development Permit No. 19029S1

City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509
Contact: Annete Tam, Senior Planner
ATam@jurupavalley.org

Applicant:

Robert Pier
Pier Enterprises Group
4685 Pier Enterprises Way
Jurupa Valley, CA 91752

March 16, 2020

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MASTER APPLICATION 16113 SUMMARY

A. General Plan Amendment (GPA) No. 19004 from BP (Business Park) to CR (Commercial Retail)

B. Change of Zone (CZ) No. 16004 of the subject parcel zone from IP (Industrial Park) to C1/CP (General Commercial).

C. Tentative Parcel Map (TPM) No. 37679 to subdivide the 9.64 parcel into two parcels.

D. Site Development Permit (SDP) 19029S1 to allow for the construction of a car wash, gas station and restaurant and a reduction in parking spaces for the existing industrial use.

E. Conditional Use Permit (CUP) No. 19004 to allow alcohol sales.

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

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

Following the 20-day public review period, the City of Jurupa Valley Planning Department will review any comment letters received during to determine whether any substantive comments were provided that may warrant revisions or recirculation to the Initial Study/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 Director for review as part of their deliberations concerning the Project.

For this Project, the Jurupa Valley Planning Director has authority to approve, conditionally approve, or deny the Project subject to appeal to the City of Jurupa Valley Planning Commission. Accordingly, a public hearing(s) will be held before the Jurupa Valley Planning Director to consider the proposed Project, consider any comments received and make a determination on the adequacy of this Initial Study/Mitigated Negative Declaration.

At the conclusion of the public hearing process, the Planning Director will take action to approve, conditionally approve, or deny the proposed Project. If approved, the Planning Director 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 Initial Study that was prepared for the proposed Project pursuant to CEQA and City of Jurupa Valley requirements.

The Initial Study determined that implementation of the proposed Project would result in **no impacts or less than significant** impacts with implementation of Plans, Policies, Programs, or Project Design Features to the environment under the following issue areas:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Wildfire

The Initial Study determined that the proposed Project would result in **potentially significant impacts** to the following issue areas, but the Project **will incorporate mitigation measures** that would avoid or mitigate effects to a point where clearly no significant environmental impacts on the environment would occur:

- Cultural Resources
- Geology and Soils
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

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 Location

The project site is located at 4685 Pier Enterprise Way in the city of Jurupa Valley. The site is in the northwest part of Riverside County, on the Jurupa Valley-Eastvale municipal boundary. Regional access is provided by Interstate 15 (I-15) via Cantu-Galleano Ranch Road. The site is located on the north side of Cantu-Galleano Ranch Road. The project site is located on the eastern side of Assessor Parcel Number 160-040-043 and is in the Guasti U.S. Geological Survey 7.5-Minute Quadrangle. The location of the project site is shown in Figure 1, *Regional Location*, Figure 2, *Local Vicinity*, and Figure 3, *Aerial View*.

2.2 Project Description

The proposed project would subdivide the eastern 2.4 acres of the 9-64-acre parcel and the construction and operation of a gas station, convenience store, fast food restaurant, and car wash. The proposed project consists of the construction of a 3,360 square foot gas station and 6,462 square feet of ancillary buildings, including a convenience store, fast food restaurant, and automated car wash. Approval of a General Plan Amendment, Zone Change, Conditional Use Permit, and a Tentative Parcel Map is being requested from the City of Jurupa Valley.

Tentative Parcel Map

The project site is a 2.4-acre portion of a 9.64-acre parcel (Assessor Parcel Number 160-040-043). The western 7.24 acres of the 9.64-acre parcel is occupied by an existing warehouse building (DC Logistics). The proposed project would subdivide the eastern 2.4-acres of the site for the construction and operation of a gas station, convenience store, fast food restaurant, and car wash. See Figure 4, *Tentative Parcel Map*.

Site Development Permit

The proposed project would construct a new gas station with a fueling station canopy, a convenience store with alcohol sales, a fast food restaurant with a drive-thru, and an automated drive-thru car wash.

Gas Station

The fueling station canopy would be approximately 3,360 square feet in size with six two-sided fueling stations (12 fuel pumps). The fueling station would be self-operating, 24 hours a day 7 days a week. The fueling stations would have a max capacity of 12 passenger vehicles at a time. The project includes the construction of four 10,000 gallon aboveground fuel storage tanks in the northwest portion of the project site. The storage tanks would be secured within a 7-foot tall block wall enclosure. See Figure 4, *Site Plan*.

The gas canopy would be 21 feet high and consist of pre-finished aluminum composite metal panels and a digital printed crest image.

Convenience Store and Restaurant

The convenience store and fast food restaurant would be in one multi-tenant building, with the convenience store comprising approximately 2,760 square feet and the fast food restaurant comprising 2,532 square feet. The fast food restaurant incudes a drive-thru that wraps around the west side of the building. The entrance of the drive through would be located at the north end of the proposed building.

The convenience store would operate 24 hours a day 7 days a week, with alcohol sales being limited to the hours of 8:00 a.m. and 2:00 a.m. The fast food restaurant would operate between the hours of 9:00 a.m. and 10:00 p.m., 7 days a week.

The convenience store/fast food restaurant building varies in height from 21 feet to 24 feet, with varied tower and roof heights to create visual interest. The buildings' finishes include plaster, stone veneer, and wood trellises. Building windows and glass storefronts would use glass materials that are manufactured to reduce glare.

Car Wash

An automated 1,170 square-foot drive-thru car wash is proposed on the westernmost side of the project site, next to the drive-thru. The car wash entrance would be separate from the drive-thru but the two would share an exit to the south of the building. The car wash is proposed to operate from 7:00 a.m. to 10:00 p.m., 7 days a week. See Figure 5, *Site Plan*, and Figure 6, *Exterior Elevations*.

The car wash building is 18 feet high and its finishes include plaster and stone veneer.

Access

Vehicle access to the site would be through Pier Enterprises Way, an onsite internal roadway connecting to Cantu Galleano Ranch Road.

Landscaping

Proposed landscaping includes the introduction of trees, evergreen hedges to serve as screening and a variety of low maintenance, low water use plants oriented along the project perimeter and the Cantu Galleano Ranch Road and Pier Enterprise Way frontages. The project also includes 24-inch box trees in the parking lot and around the 7-foot block screen wall surrounding the above ground storage tanks. Landscaping coverage is 16.36 percent of the site. See Figure 7, *Conceptual Landscape Plan*.

Substantial Conformance

Request to reduce parking spaces for the existing industrial use.

General Plan Amendment and Zone Change

The project's current General Plan land use designation and zoning allow for uses the proposed uses, including the gas station, restaurant, and convenience store. However, the existing zoning designation does not allow for the sale of alcohol. Excluding the alcohol sales, all other aspects of the proposed project are permitted under the existing zoning. Implementation of the proposed

project would require a zone change from Industrial Park to General Commercial (C-1/C-P) to allow for the sale of alcohol. Subsequently, a General Plan amendment from Business Park to Commercial Retail is necessary to make the zoning designation consistent with the General Plan. See Figure 8, *General Plan Designation*, and Figure 9, *Zoning Designation*.

Conditional Use Permit

Alcohol sales are conditionally permitted under the General Commercial (C-1/C-P) zone. The project proponent requests a Conditional Use Permit to allow for the sale of alcohol. The convenience store and fast food restaurant are both anticipated to acquire an ABC License to sell beer and wine, the convenience store requesting off-site consumption.

Construction

Construction activities for the project would occur over 10 months in the following stages: site preparation, grading, building construction, paving, and architectural coating. The project does not require the import or export of soil and the site would be balanced during grading.

Table 2: Construction Schedule

Construction Phase	Total Working Days
Site Preparation	2
Grading	4
Building Construction	200
Grading	10
Building Construction	10

2.3 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 was commenced. Thus the environmental setting for the Project is the approximate date that the Project's Initial Study Checklist commenced in May, 2018.

The project site is 2.4 acres of a 9.64-acre site, located on the eastern side of Assessor Parcel Number 160-040-043. The western portion of the parcel is currently improved with a one-story 122,585 square-foot warehouse building operated by DC Logistics. The eastern portion of the parcel (the project site) is currently vacant. The topography of the site is generally flat and is approximately 10 feet below the grade of Cantu-Galleano Ranch Road.

The Jurupa Valley General Plan designation for the site is Business Park and the site is zoned Industrial Park (I-P). The Business Park land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, "clean" industry, and retail uses such as restaurants and auto services. The Industrial Park (I-P) zone

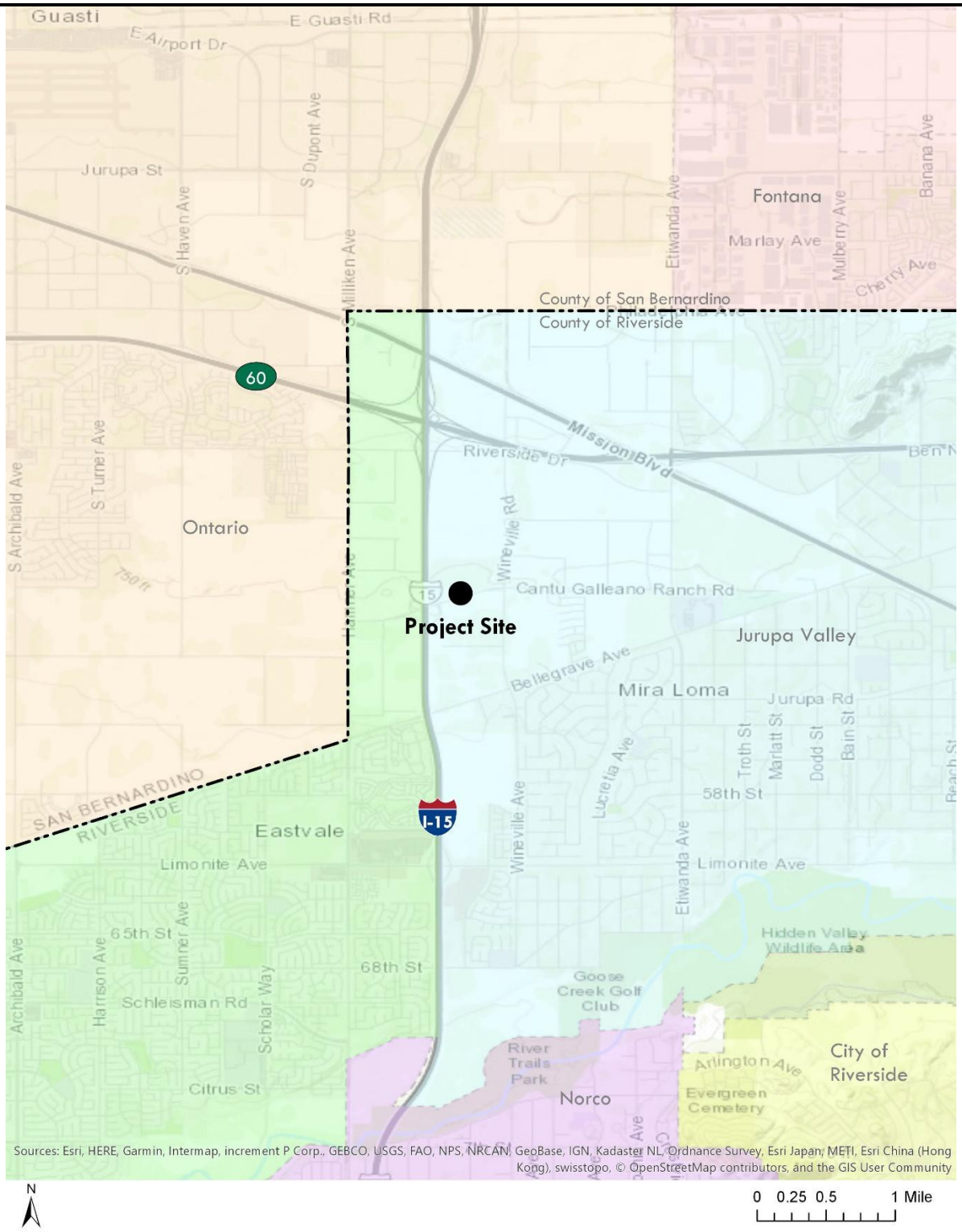
allows for industrial, manufacturing, service and commercial uses such as auto services, restaurants, and convenience stores.

The land use and zoning designations of the areas surrounding the project site are listed below.

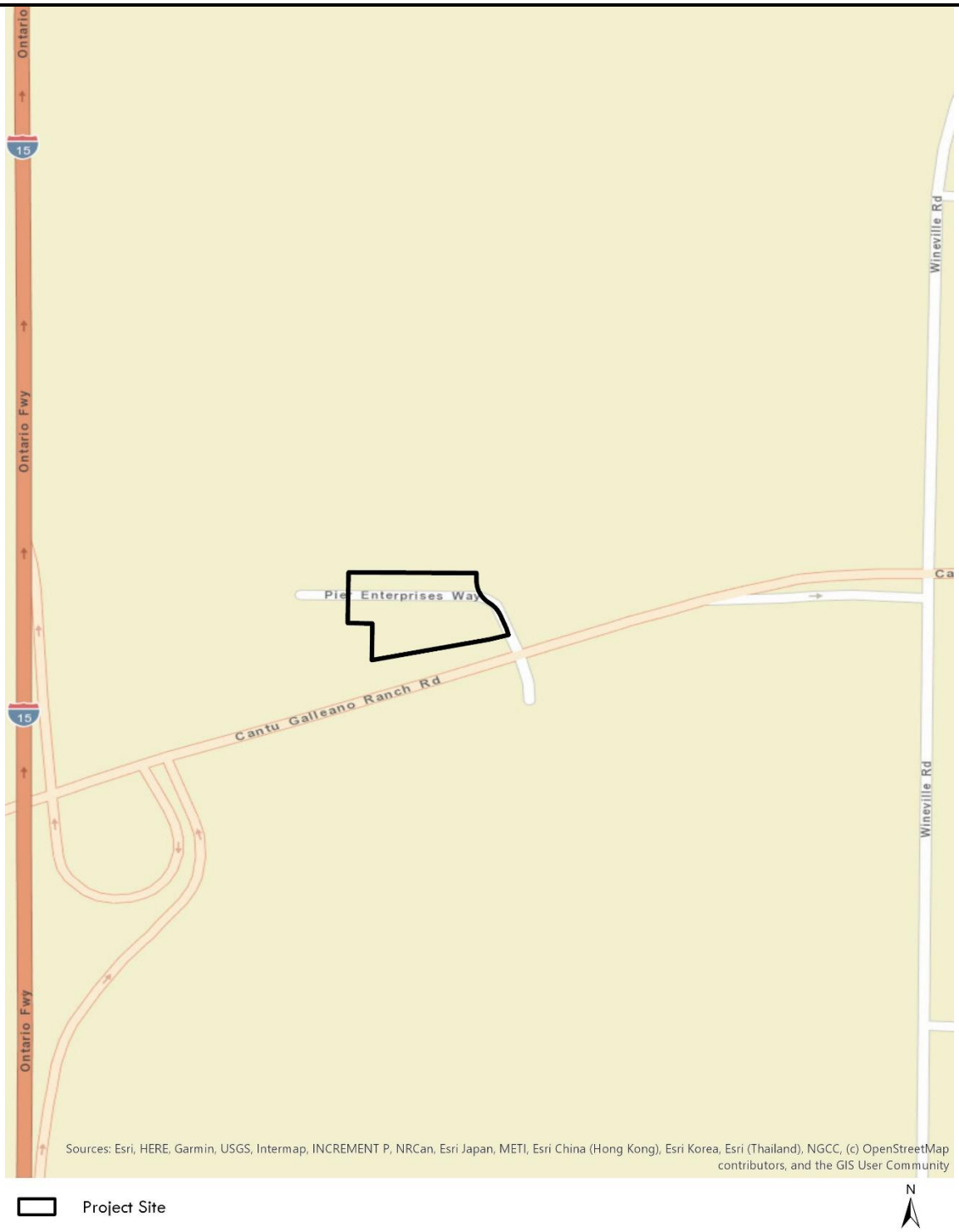
Direction	Land Use	General Plan Designation	Zoning Designation
North	Vacant	Business Park	I-P
South	Industrial Uses (UPS facility)	Business Park	I-P
East	Vacant	Business Park	I-P
West	DC Logistics and I-15	Business Park	I-P

2.4 Existing Site Conditions/Environmental Setting

The Project site is characterized as a vacant and graded commercial/industrial lot. The terrain of the Project site is relatively flat and is at a lower elevation than the east and south adjoining roadways. No water bodies or other significant topographic features are noted at the Property.



MA 16113	Regional Location	Exhibit 1



MA 16113	**Local Vicinity**	**Exhibit 2**

MA 16113	**Aerial View**	**Exhibit 3**

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 (20) 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 provides a manner to analyze the impacts of the Project on each factor in order to determine the severity of the impact and determine if mitigation measures can be implemented to reduce the impact to less than significant without having to prepare an Environmental Impact Report.

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

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

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

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

- **Plans, Policies, Programs (PPP)** – These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduce environmental impacts.

- **Project Design Features (PDF*)*** – These measures include features proposed by the Project that are already incorporated into the Project's design and are specifically intended to reduce or avoid impacts (e.g., water quality treatment basins).

- **Mitigation Measures (MM)** – These measures include requirements that are imposed where the impact analysis determines that implementation of the proposed Project would result in significant impacts. Mitigation measures are proposed to reduce impacts to less than significant levels in accordance with the requirements of *CEQA*.

Plans, Policies, or Programs (PPP*)* and the Project Design Features (PDF) were assumed and accounted for in the assessment of impacts for each issue area 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 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
☐ Biological Resources	☒ **Cultural Resources**	☐ Energy
☒ **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**	☒ **Tribal Cultural Resources**
☒ **Utilities and Service Systems**	☐ Wildfire	☒ 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.	X
I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposal MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed Project could have a significant effect on tyhe environment, because all potgentially significnat effect (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures are are imposed upon the proposed Project, nothing further is required.	

City of Jurupa Valley

Signature | **Agency**

Thomas G. Merrell, AICP, Planning Director

March 16, 2020

Printed Name/Title | **Date**

Appendices (Under Separate Cover or on Compact Disk)

Appendix A. Air Quality Impact Analysis, Urban Crossroads, August 27, 2019

Appendix B. Energy Tables, Urban Crossroads, August 27, 2019

Appendix C. Geotechnical Investigation Report, Coleman Geotechnical, April 27, 2011

Appendix D. Greenhouse Gas Analysis, Urban Crossroads, August 27, 2019.

Appendix E. Phase I Environmental Site Assessment, Hillmann Consulting, September 10, 2019.

Appendix F. Preliminary Water Quality Management Plan, Fuscoe Engineering, August 2019.

Appendix G. Noise Impact Analysis, Urban Crossroads, August 27, 2019.

Appendix H. Traffic Impact Analysis, EPD Solutions, Inc., September 26, 2019.

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. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			■	
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: Project Application Materials, Google Earth.

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 9.148-050 (2), buildings shall not exceed thirty-five (35) feet unless a height up to seventy-five (75) feet is approved pursuant to Section 9.240.370.

PPP 3.1-2 As required by the General Plan Land Use Element, the Floor Area Ratio (FAR) shall not exceed 0.60.

Project Design Features (PDF)

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

Impact Analysis

The site is in the northwest part of Jurupa Valley near the north side of Cantu-Galleano Ranch Road, east of I-15. 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.

A scenic vista in the Project vicinity are the Jurupa Mountains located approximately 2 miles northeast of the Project site. The public view vantage points for the Jurupa Mountains are from Cantu Galleano Ranch Road and Pier Enterprises

Both building height and floor area ratio (which is the measurement of the amount of non-residential building floor area divided by site area, in square feet) serves to limit the lot coverage and height of buildings on the Project site, which in turn allows view corridors to scenic resources.

As required by PPP 3.1-1, any buildings proposed on the Project site are restricted to 35 feet in height and in no case higher than 75 feet unless a zoning variance is approved. As proposed, the proposed buildings are 24-feet in height. As such, the Project will not exceed the maximum height allowed. As required by PPP 3.1-2, maximum floor area ratio allowed is 0.60. The proposed building has a floor area ratio of 0.51. As such, the Project will not exceed the maximum floor area ratio allowed

Based on the analysis above, development of the Project will not block or completely obstruct views from surrounding public vantage points (Cantu Galleano Ranch Road) to the Jurupa Mountains visible in the horizon under existing conditions. Impacts to scenic vista are 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: ArcGIS California Scenic Highways, Accessed:
https://www.arcgis.com/home/item.html?id=f0259b1ad0fe4093a5604c9b838a486a#overview

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

There are no designated state scenic highways in the City of Jurupa Valley. The closest eligible state scenic highway is State Route 71 which is approximately 8.25 miles to the southwest of the project site. The closest officially Designated scenic highway is State Route 91and is located approximately 15.5 miles to the south west of the project site. The designated and eligible state scenic highways are not visible from the project site. Thus, impacts related to scenic sources within a state scenic highway would not occur from implementation of the proposed project.

3.1 (c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Determination: Less Than Significant Impact.
Sources: Project Application Materials, Google Earth.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The project site is located in an urban portion of the City of Jurupa Valley on Cantu-Galleano Ranch Road which is developed with largescale industrial building surrounding Interstate 15 freeway and with residential uses and vacant parcels beyond. Implementation of the proposed project would not conflict with applicable zoning or other regulations governing scenic quality. The site plan complies with the City's site design requirements related to setbacks, building heights, and landscaping, and therefore, would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. The project's compliance with zoning standards would be verified during the City's project approval and building plan check process. As a result, impacts related to scenic quality within the urbanized environment are less than significant.

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.

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 3.1-3 All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106 or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.

Project Design Features (PDF)

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

Impact Analysis

The project site is undeveloped and has no existing source of nighttime lighting. However, the project site is surrounded by sources of nighttime lighting including streetlights along Cantu-Galleano Ranch Road, illumination from vehicle headlights, offsite exterior industrial related lighting form the adjacent DC Logistic building, and interior illumination passing through windows. There are not sensitive residential receptors in the project vicinity; sensitive receptors relative to lighting and glare include motorists.

The proposed project includes installation of new lighting sources on the project site that include exterior lighting for the parking lot, security lighting, interior lighting, all of which could be visible through windows to the outside, and headlights from vehicles entering/exiting the site. Section 9.145.050 (14) in the City's Municipal Code (included as PPP 3.1-1) states that all lighting must be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. In addition, in Section 9.145.050 (15(f)), outdoor lighting shall be provided in all parking areas. The exterior security and parking lot lighting would be appropriately angled to focus on the project site and would comply with the City's Municipal Code standards and regulations. Although the project would result in new light sources compared to existing conditions, compliance of PPP 3.1-1 would ensure the new light source is not substantial and would reduce the potential impacts of light exposure to a less than significant level.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials. Reflective light is common in urban areas and is typically associated with mid-rise and high-rise buildings with exterior façades largely or entirely comprised of highly reflective glass or mirror-like materials from which the sun can reflect, particularly following sunrise and prior to sunset. Glare can also be produced during evening and nighttime hours by artificial light directed toward a light-sensitive land use. Glare sensitive uses in the project area are residential uses across the street and motorists along the adjacent roadway.

The project site is surrounded by industrial uses. Existing daytime sources of glare in the project vicinity predominantly consist of vehicles in parking lots and on roadways, as well as the windows adjacent of the adjacent building, which reflect the sunlight. The project area contains existing conditions where glare is interrupted, including perimeter landscaping and trees, as well as landscaped setbacks along the adjacent roads help block reflective light. In addition, the project site itself is below the grade of Cantu-Galleano Ranch Road.

Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse daytime glare. The car wash building and convenience store/fast food restaurant building are considered low-rise buildings, with an 18- foot and a 24- foot maximum height, respectively. The buildings' exteriors consists of cement plaster and stone veneer, which are not highly reflective surfaces. The buildings' windows and glass storefronts would use glass materials that are manufactured to reduce glare. The gas canopy would be 21 feet high and consist of pre-finished aluminum composite metal panels and a digital printed crest image. The reflective potential and produced illumination of the gas canopy would not be significant as to impact drivers or pedestrians on Cantu-Galleano Ranch Road. The glare motorists driving along Cantu-Galleano Ranch Road would be exposed to is intermittent glare as they drive past the project site. Any daytime glare would be reduced by the project's grade differential, being 10 feet below the grade of the road, as well as landscaping along the southern edge of the site. As discussed above, nighttime glare is also addressed by the City's existing lighting regulations included in Municipal Code Section

9.145.050 (included as PPP 3.1-1) which requires illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

Therefore, the project would not result in substantial light or glare which would adversely affect day or nighttime views in the area. Impacts are considered 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**
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				■
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				■
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				■
d. Result in the loss of forest land or conversion of forest land to non-forest use?				■
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				■

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

Determination: No Impact
Sources: California Department of Conservation, Important Farmland Finder, Riverside, 2016. Accessed July 29, 2019. Available: https://maps.conservation.ca.gov/dlrp/ciff/

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The project site is identified by the California Department of Conservation Important Farmland Finder as "Urban and Built-Up Land" (CDC 2019). The project site is not designated as Prime, Unique, or Farmland of Statewide Importance. The project site is mostly vacant and unused, with the western portion of the site used for parking. Thus, the proposed project would not result in impacts related to conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

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.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The project site has an existing zoning designation for I-P (Industrial Park). The project site is not zoned for agricultural use and is not subject to a Williamson Act contract. Thus, the proposed project would not result in impacts related to conflict with an existing agricultural zoning or Williamson Act contract, and impacts would not occur.

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

Determination: No Impact.
Sources: General Plan Land Use Map, Zoning Map.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

No forest land exists on or adjacent to the project site. The project site has an existing zoning designation for I-P and the proposed zone change to C-1/C-P (General Commercial) is not zoned for forest land or timberland uses. Thus, the proposed project would not result in impacts related to conflict with an existing forest land or timberland zoning, and impacts would not 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.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

No forest land exists on the project site. Thus, the proposed project would not result in the loss of forest land or conversion of forest land to non-forest use, and impacts would not 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.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

As described in the responses above, the project area does not include farmland or forest land; thus, implementation of the proposed project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use. Impacts would not occur.

3.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:	**Potentially Significant Impact**	**Less Than Significant Impact With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a. Conflict with or obstruct implementation of the applicable air quality plan?			■	
b. 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?			■	
c. Expose sensitive receptors to substantial pollutant concentrations?			■	
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			■	

3.3 (a) Conflict with or obstruct implementation of the applicable air quality plan?

Determination: Less Than Significant Impact.
Source: Cantu-Galleano Ranch Road Gas Station Air Quality Impact Analysis (Appendix A).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The project site is located in the South Coast Air Basin and is under the jurisdiction of the South Coast Air Quality Management District. The South Coast Air Quality Management District and the Southern California Association of Governments are responsible for preparing the Air Quality Management Plan, which addresses federal and state Clean Air Act requirements. The Air Quality Management Plan details goals, policies, and programs for improving air quality in the Basin. In preparation of the Air Quality Management Plan, the South Coast Air Quality Management District and Southern California Association of Governments uses regional growth projections to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the Air Quality Management Plan, if a proposed project would result in growth that is substantially greater than what was anticipated, then the proposed project would conflict with the Air Quality Management Plan. On the other hand, if a project's density is within the anticipated growth of a jurisdiction, its emissions would be consistent with the assumptions in the Air Quality Management Plan, and the project would not conflict with South Coast Air Quality Management District's attainment plans. In addition, the South Coast Air Quality Management District considers projects consistent with the Air Quality Management Plan if the

project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

The project site is designated by the Jurupa Valley General Plan as Business Park and zoned Industrial Park (IP). The proposed project would develop a gas station, convenience store with alcohol sales, fast food restaurant with alcohol sales, and car wash. The project proposes a General Plan Amendment to Commercial Retail and zone change to General Commercial (C-1/C-P) to allow for the sale of alcohol. Emissions generated by construction and operation of the project would not exceed thresholds as described in the analysis below, which are based on the Air Quality Management Plan and are designed to bring the Basin into attainment for the criteria pollutants for which it is in nonattainment. Therefore, because the project does not exceed any of the thresholds it would not conflict with South Coast Air Quality Management District's goal of bringing the Basin into attainment for all criteria pollutants and, as such, is consistent with the Air Quality Management Plan. As a result, impacts related to conflict with the Air Quality Management Plan from the project would be less than significant.

3.3(b) 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?

Determination: Less Than Significant Impact.
Source: Cantu-Galleano Ranch Road Gas Station Air Quality Impact Analysis (Appendix A).

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.

PPP 3.3-2 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.

Project Design Features (PDF*)*

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

Impact Analysis

The South Coast Air Basin is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the

South Coast Air Basin, including the proposed project, could cumulatively contribute to these pollutant violations. The methodologies from the South Coast Air Quality Management District CEQA Air Quality Handbook are used in evaluating project impacts. South Coast Air Quality Management District has established daily mass thresholds for regional pollutant emissions, which are shown in Table 1. Should construction or operation of the proposed project exceed these thresholds a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

Table 3. South Coast Air Quality Management District Air Quality Regional Significance Thresholds

Pollutant	Emissions (Construction) (pounds/day)	Emissions (Operational) (pounds/day)
NOx	100	55
VOC	75	55
PM_{10}	150	150
$PM_{2.5}$	55	55
SOx	150	150
CO	550	550
Lead	3	3
Source: Cantu-Galleano Ranch Road Gas Station Air Quality Impact Analysis (Appendix A)		

Construction

Construction activities associated with the proposed project would generate pollutant emissions from the following: (1) site preparation, (2) grading, (3) building construction, (4) paving, and (5) architectural coating. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring.

It is mandatory for all construction projects to comply with several South Coast Air Quality Management District Rules, including Rule 403 for controlling fugitive dust, PM_{10}, and $PM_{2.5}$ emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling and is included as PPP 3.3-1. In addition, implementation of South Coast Air Quality Management District Rule 1113 that governs the volatile organic compounds content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling, and is included as PPP 3.3-2. As shown in Table 2, CalEEMod results indicate that construction emissions generated by the proposed project would not exceed South Coast Air Quality Management District regional thresholds. Therefore, construction activities would result in a less than significant impact.

Table 4. Construction Emissions Summary

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	VOC	CO	SOx	PM10	PM2.5
	23.36	4.47	17.17	0.03	3.99	2.39
Regional Threshold	**100**	**75**	**550**	**150**	**150**	**55**
Exceeds Regional Threshold?	NO	NO	NO	NO	NO	NO
Source: Cantu-Galleano Ranch Road Gas Station Air Quality Impact Analysis (Appendix A)						

Operation

Implementation of the proposed project would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products. However, operational vehicular emissions would generate a majority of the emissions generated from the project.

Operational emissions associated with the proposed project would be expected from area source, energy source, and mobile source emissions. These sources were modeled using CalEEMod and are presented in Table 3. As shown, the proposed project would result in long-term regional emissions of the criteria pollutants that would be below the South Coast Air Quality Management District's applicable thresholds. Therefore, the project's operational emissions would not exceed the National Ambient Air Quality Standards and California Ambient Air Quality Standards, would not result in a cumulatively considerable net increase of any criteria pollutant impacts, and would be less than significant.

Table 5. Summary of Peak Operational Emissions

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	VOC	CO	SOx	PM10	PM2.5
	54.33	9.11	48.08	0.17	8.52	2.39
Regional Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Exceeds Regional Threshold?	NO	NO	NO	NO	NO	NO
Source: Cantu-Galleano Ranch Road Gas Station Air Quality Impact Analysis (Appendix A)						

3.3(c) Expose sensitive receptors to substantial pollutant concentrations?

Determination: Less Than Significant Impact.
Source: Cantu-Galleano Ranch Road Gas Station Air Quality Impact Analysis (Appendix A).

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 and PPP 3.3-2 under Issue 3.3(b) above).

Project Design Features (PDF)

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

Impact Analysis

The South Coast Air Quality Management District recommends the evaluation of localized NO_2, CO, PM_{10}, and $PM_{2.5}$ construction-related impacts to sensitive receptors in the immediate vicinity of the project site. Such an evaluation is referred to as a localized significance threshold analysis. The impacts were analyzed pursuant to the South Coast Air Quality Management District's Final Localized Significance Threshold Methodology (SCAQMD 2009). According to the Localized Significance Threshold Methodology, "off-site mobile emissions from the project should not be included in the emissions compared to the Localized Significance Thresholds" (SCAQMD 2009). South Coast Air Quality Management District's has developed Localized Significance Thresholds that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. Localized Significance Thresholds are developed based on the ambient concentrations of NOx, CO, PM_{10}, and $PM_{2.5}$ pollutants for each of the 38 source receptor areas in the South Coast Air Basin. The project site is located in Source Receptor Area 24, Perris Valley.

Sensitive receptors can include uses such as long-term health care facilities, retirement homes, residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered sensitive receptors. The nearest sensitive receptor from the project site is located at an existing residence 1,320 feet east of the project site.

Construction

The localized thresholds from the mass rate look-up tables in South Coast Air Quality Management District's Final Localized Significance Threshold Methodology document, were developed for use on projects that are less than or equal to 5-acres in size or have a disturbance of less than or equal to 5 acres daily. The air quality analysis determined that the proposed project would disturb a maximum of 1.5 acres per day.

As shown in Table AQ-4, with implementation of South Coast Air Quality Management District Rules 403 and 1113 (included as PPP 3.3-1 and PPP 3.3-2), the maximum daily construction emissions from the proposed project would not exceed the applicable South Coast Air Quality Management District Localized Significance thresholds.

Table 6.
Localized Significance Threshold Emissions (lbs/day)

Maximum Daily Emissions	Emissions (pounds per day)			
	NOx	**CO**	**PM10**	**PM2.5**
Site Preparation Maximum Daily Emissions	21.83	12.20	1.49	0.87
Localized Threshold	**163**	**955**	**16**	**67**
Exceeds Localized Threshold?	NO	NO	NO	NO
Grading Maximum Daily Emissions	23.33	10.73	3.87	2.36
Localized Threshold	137	784	16	65
Exceeds Localized Threshold?	NO	NO	NO	NO
Source: Cantu-Galleano Ranch Road Gas Station Air Quality Impact Analysis (Appendix A)				

Operation

Localized Significance Analysis

According to South Coast Air Quality Management District Localized Significance methodology, Localized Significance Thresholds would apply to the operational phase of the project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed project does not include such uses, and thus, due to the lack of significant stationary source emissions, no long-term localized significance thresholds analysis is needed.

Carbon Monoxide "Hot Spot" Analysis

Regarding potential "hot spots" of carbon monoxide that could result from the project, Appendix A of this document describes that a daily traffic volume of 400,000 vehicles per day would not exceed the most stringent 1-hour carbon monoxide standard (20 parts per million). At the project's buildout, the highest daily traffic volumes generated at the roadways within the project's vicinity are expected to generate less than the highest daily traffic volumes generated at the busiest intersection in the carbon monoxide "hot spot" analysis. As such, the proposed project would not produce the volume of traffic required to generate a carbon monoxide "hot spot" either in the context of the 2003 Los Angeles hot spot study or based on representative Bay Area Air Quality Management District carbon monoxide threshold considerations. Therefore, carbon monoxide "hot spots" are not an environmental impact of concern for the proposed project. Localized air quality impacts related to mobile-source emissions would therefore be less than significant.

Toxic Air Contaminants

Emissions resulting from the gasoline service station have the potential to result in toxic air contaminants (e.g., benzene, hexane, methyl tert-butyl ether, toluene, xylene) and have the potential to contribute to health risk in the project vicinity. It should be noted that standard regulatory controls would apply to the project in addition to any permits required that demonstrate appropriate operational controls. It is unknown at the time the annual amount of gasoline that will be required for the proposed gas station. It is our understanding that the gasoline station would have an annual throughout of approximately 4,992,000 gallons. For purposes of this evaluation, cancer risk estimates can be made consistent with the methodology presented in South Coast Air Quality Management District's Risk Assessment Procedures for Rules 1401, 1401.1 & 212 which provides screening-level risk estimates for gasoline dispensing operations. The project site is located within Source Receptor Area 23 and is located within 1,320 feet/402 meters of a residential community and 135 feet/41 meters of the nearest industrial facility. Based on this screening procedure it is anticipated that no residential sensitive receptors in the project vicinity would be exposed to a cancer risk of greater than 0.34 in four million and that no worker sensitive receptors would be exposed to a cancer risk of greater than 1.46 in four million which is less than the applicable threshold of 10 in one million. It should be noted that this screening-level risk estimate is very conservative (i.e. it would overstate rather than understate potential impacts).

3.3(d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Determination: Less Than Significant Impact.
Source: Cantu-Galleano Ranch Road Gas Station Air Quality Impact Analysis (Appendix A).

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:

PPP 3.3-3 The project is required to comply with the provisions of South Coast Air Quality Management District Rule 402. The project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

Project Design Features (PDF)

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

Impact Analysis

The proposed project would not generate other emissions, not described previously. Also, typical land uses generally associated with odor complaints includes agricultural uses (livestock and farming), wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities.

The proposed project has the potential to result in the generation of odors on a temporary basis during construction and at operation. Potential odor sources associated with the proposed project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and 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 South Coast Air Quality Management District Rule 402 (included as PPP 3.3-3) to prevent odor nuisances on sensitive land uses. Based on the potential future use of the site, and with compliance with South Coast Air Quality Management District Rule 402, impacts related to odors would be less than significant.

Therefore, impacts from substantial odor concentrations would be less than significant.

3.4 BIOLOGICAL RESOURCES

Would the Project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			■	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				■
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				■
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.

Source: Western Riverside County Multiple Species Habitat Conservation Plan Accessed 2019. Available at http://www.wrc-rca.org/habitat-conservation/

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

In its existing condition, the project site is currently undeveloped, heavily disturbed and previously graded. There are no existing trees or shrubs within the existing project site. Due to the lack of suitable habitat, no natural habitats, natural plant communities, special status plant or animal species subject to the jurisdiction of the California Department of Fish and Game, U.S. Fish and Wildlife Service, or Western Riverside County Multiple Species Habitat Conservation Plan are anticipated on the project site. In addition, no burrowing owls, suitable nesting opportunities, special-status plant or animal species (including special-status raptors) were observed on site in previous biological surveys and none are expected to occur within or immediately adjacent to the project site due primarily to the disturbed and developed site conditions. Therefore, the proposed project would not impact any sensitive or special-status species, and no mitigation is required.

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: Western Riverside County Multiple Species Habitat Conservation Plan Accessed 2019. Available at http://www.wrc-rca.org/habitat-conservation/

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The project site is currently undeveloped, heavily disturbed and previously graded. There are no riparian habitat or other sensitive natural communities as identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, United States Fish and Wildlife Service, or Western Riverside County Multiple Species Habitat Conservation Plan. Thus, development of the proposed project would not have an impact on any riparian habitat or other sensitive natural community and no mitigation is be required.

3.4(c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Determination: No impact.
Source: United States Fish and Wildlife Service. National Wetlands Inventory.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The existing site is rough with existing storm drain system and water quality devices such as a hydrodynamic separator and underground sand filter. Proposed storm drain is proposed to utilize existing facilities by matching existing drainage pattern. According to the National Wetlands Inventory managed by the United States Fish and Wildlife Service, the project site does not contain federally protected wetlands (U.S. Fish and Wildlife Service 2019). The proposed project would introduce new stormwater treatment features, however, given the purpose of the proposed and existing storm drain system and water quality devices, which would be considered an efficient wastewater treatment system designed to meet the requirements of the Clean Water Act, City of Jurupa Valley, and Santa Ana Regional Water Quality Control Board, these artificial drainage channels and basins would not be considered jurisdictional waters of the United States as per 33 Code of Federal Regulations 328.3:(b)(1). There are no wetlands protected by the State on or near the project site. Thus, development of the proposed project would have no impact on State or federally protected wetlands and no mitigation would be required.

3.4(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Determination: No Impact.
Source: Western Riverside County Multiple Species Conservation Plan. Figure 3-2, "Schematic Cores and Linkages Map". Accessed 2019. Available at: http://www.wrc-rca.org/rcamaps/

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

As previously discussed, the project site is heavily disturbed and graded. Because urban development, including Interstate 15, adjacent to the site, the proposed project site does not support conditions as a wildlife movement corridor. Any species that may inhabit the project site

are either able to fly in or navigate on the ground through long stretches of urban development. Further, no portion of the project site contains an open body of water that serves as natural habitat in which fish could exist.

The project site is within the study area of the Western Riverside County Multiple Species Habitat Conservation Plan. The Multiple Species Habitat Conservation Plan Conservation Area is comprised of existing and proposed cores and linkages, including extensions of existing cores, constrained linkages, and non-contiguous habitat blocks. According to the associated "Schematic Cores and Linkages Map" (MSHCP Figure 3-2), the project site does not contain any wildlife corridors. In addition, the project site does not contain any native resident or migratory fish or wildlife species. Thus, the proposed project would not 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 and no mitigation is required.

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:

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

As previously discussed, the project site is vacant land. There are no existing trees or shrubs within the existing project site. Implementation of the proposed project would not conflict with any local policies or ordinances protecting biological resources (e.g., a tree preservation policy or ordinance). Thus, there would no impact of any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and no mitigation would be required.

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: No Impact.
Source: Western Riverside County Multiple Species Habitat Conservation Plan Accessed 2019. Available at http://www.wrc-rca.org/habitat-conservation/

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

As previously discussed, the project site is currently vacant but heavily disturbed and previously graded. The project site is within the study area of the Western Riverside County Multiple Species Habitat Conservation Plan. However, construction of the proposed project, which would be located on an undeveloped lot that has previously been graded, would not impact or conflict with provisions in the adopted plan. Thus, implementation of the proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan and no mitigation would be required.

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 pursuant to CEQA Guidelines §15064.5?				■
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?		■		
c. Disturb any human remains, including those interred outside of formal cemeteries?				■

3.5(a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?

Determination: No Impact.
Source: California Public Resources Code Section 21084.1, Governor's Office of Planning and Research, State CEQA Guidelines, Section 15064.5(a).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

According to the State CEQA Guidelines, a historical resource is defined as something that meets one or more of the following criteria: (1) listed in, or determined eligible for listing in, the California Register of Historical Resources; (2) listed in a local register of historical resources as defined in Public Resources Code (PRC) Section 5020.1(k); (3) identified as significant in a historical resources survey meeting the requirements of PRC Section 5024.1(g); or (4) determined to be a historical resource by the project's Lead Agency.

Furthermore, the California Register of Historical Resources defines a "historical resource" as a resource that meets one or more of the following criteria: (1) associated with events that have made a significant contribution to the broad patterns or local or regional history of the cultural heritage of California or the United States; (2) associated with the lives of persons important to local, California, or national history; (3) embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values; or (4) has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The project site is vacant and there are no 50-year old historic-age. Therefore, the project would not result in impacts to historical resources and no mitigation is required.

3.5(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

Determination: Less Than Significant Impact with Mitigation Incorporated.
Source: Cultural Resources Assessment (Appendix D).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The project site is currently vacant land. The project site was previously disturbed and graded with the construction of the DC Logistics warehouse building. Groundbreaking activity and site development performed when the site was initially disturbed did not expose any archeological resources. Although the project site is not located within any areas of elevated potential for the occurrence of archeological resources, there remains a potential for the discovery of buried archeological resources during ground disturbing activities. Mitigation Measures CR-1 and CR-2 would reduce potential impacts to undiscovered archaeological resources to a less than significant level.

Mitigation Measures (MMs)
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.

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.

3.5(c) Disturb any human remains, including those interred outside of formal cemeteries?

Determination: No Impact.
Source: California Health and Safety Code §7050.5, Public Resources Code §5097 et. seq.

Plans, Policies, or Programs (PPP)

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

Impact Analysis

The project site has been previously disturbed, as described above, and there is no evidence that the site has used as a cemetery. It is not anticipated that implementation of the proposed project would result in the disturbance of human remains. However, in the event that during ground disturbing activities, human remains are discovered, all requirements of state law shall be complied with, including the immediate cessation of ground disturbing activities near, or in any area potentially overlying adjacent human remains. PPP 3.5-1 below sets forth the necessary procedures under the California Health and Safety Code, included as PPP 3.5-1, if human remains are found on the project site. Compliance with existing regulations would ensure impacts related to potential disturbance of human remains are less than significant.

3.6 ENERGY

Would 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: Cantu-Galleano Ranch Road Gas Station Energy Tables, City of Jurupa Valley, California, 2019 (Appendix B)

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Construction

During construction of the proposed project, energy would be consumed in three general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the project sites, construction worker travel to and from the project sites, as well as delivery truck trips;
2. Electricity associated with providing temporary power for lighting and electric equipment; and
3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Construction activities related to the proposed building and the associated infrastructure would not be expected to result in demand for fuel greater on a per-unit-of-development basis than other development projects in southern California. In addition, the extent of construction activities that would occur is limited to a 10-month period, and the demand for construction-related electricity and fuels would be limited to that time frame. The Energy Tables (included as Appendix B) details

that the total project construction electricity usage over the 10-month construction period would be approximately 1,874 kWh, which is summarized in Table 7.

Table 7: Estimated Construction Electricity Usage

Land Use	Proposed Building Square Footage (square feet)	Construction Duration (months)	Electricity Usage (kWh)
Commercial	6,462	10	1,874
Total Construction Electricity Usage (kWh)			**1,874**

Source: Urban Crossroads, 2019 Appendix B.

Also, as shown in Table 8, construction of the proposed project is estimated to result in the need for 24,436 gallons of diesel fuel.

Table 8: Estimated Construction Fuel Consumption

Activity/Duration	Equipment	HP Rating	Quantity	Usage Hours	Load Factor	HP-hrs/day	Total Fuel Consumption (gal. diesel fuel)
Site Preparation (2 days)	Graders	187	1	8	0.41	613	66
	Scrapers	367	1	8	0.48	1,409	152
	Tractors/Loaders/Backhoes	97	1	8	0.37	287	31
Grading (4 days)	Graders	187	1	8	0.41	613	133
	Rubber Tired Dozers	247	1	8	0.38	751	162
	Tractors/Loaders/Backhoes	97	2	8	0.37	574	124
Building Construction (200 days)	Cranes	231	1	8	0.29	536	5,794
	Forklifts	89	2	8	0.20	285	3,079
	Generator Sets	84	1	8	0.74	497	5,376
	Tractors/Loaders/Backhoes	97	1	8	0.37	287	3,104
	Welders	46	3	8	0.45	497	5,371
Architectural Coating (10 days)	Air Compressors	78	1	8	0.48	300	162
Paving (10 days)	Cement and Mortar Mixers	9	1	8	0.56	40	22
	Pavers	130	1	8	0.42	437	236
	Paving Equipment	132	1	8	0.36	380	205
	Rollers	80	2	8	0.38	486	263
	Tractors/Loaders/Backhoes	97	1	8	0.37	287	155
Total Construction Fuel Demand							**24,436**

Source: Urban Crossroads, 2019 Appendix B.

Table 9 shows that construction workers would use approximately 3,846 gallons of fuel to travel to and from the project site. Tables 10 and 11 show that approximately 1,137 gallons of fuel would be

used by medium high duty trucks, and 1,651 gallons of fuel would be used for hauling by heavy high duty trucks during construction of the proposed project.

Table 9: Estimated Construction Worker Fuel Consumption

Construction Activity	Worker Trips / Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Site Preparation (2 days)	8	14.7	235	28.57	8
Grading (4 days)	10	14.7	588	28.57	21
Building Construction (200 days)	36	14.7	105,840	28.57	3,704
Paving (10 days)	7	14.7	1,029	28.57	36
Architectural Coating (10 days)	15	14.7	2,205	28.57	77
Total Construction Worker Fuel Consumption					**3,846**

Source: Urban Crossroads, 2019 Appendix B.

Table 10: Estimated Construction Vendor Fuel Consumption (Medium High Duty Trucks)

Activity/Duration	Vendor Trips / Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Building Construction (200 days)	7	6.9	9,660	8.50	1,137
Total Construction Hauling Fuel Consumption					**1,137**

Source: Urban Crossroads, 2019 Appendix B.

Table 11: Estimated Construction Hauling Fuel Consumption (Heavy High Duty Trucks)

Construction Activity	Vendor/ Hauling Trips/ Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Building Construction (200 days)	7	6.9	9,660	5.85	1,651
Total Construction Hauling Fuel Consumption					**1,651**

Source: Urban Crossroads, 2019 Appendix B.

In addition, construction contractors are required to demonstrate compliance with applicable California Air Resources Board regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. In addition, compliance with existing California Air Resources Board idling restrictions and the use of newer engines and equipment would reduce fuel combustion and energy consumption. Overall, construction activities would require limited energy consumption, would comply with all existing regulations, and would therefore not be expected to use large amounts of energy or fuel in a wasteful manner. Thus, impacts related to construction energy usage would be less than significant.

Operation

Once operational, the project would generate demand for electricity, natural gas, as well as gasoline for fuel tanks. Operational use of energy includes the heating, cooling, and lighting of the building, water heating, operation of electrical systems and plug-in appliances, parking lot and outdoor lighting, and the transport of electricity, natural gas, and water to the areas where they would be consumed. This use of energy is typical for urban development, and no operational activities or land uses would occur that would result in extraordinary energy consumption.

As detailed in Table 12, operation of the proposed project is estimated to result in the annual use of 126,219 gallons of fuel. In addition, the project would adhere to California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling, that limits idling times to no more than 5 minutes, which would preclude unnecessary and wasteful consumption of fuel due to unproductive idling of trucks.

Table 12: Estimated Annual Operational Automobile Fuel Consumption

Annual Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Annual Fuel Consumption (gallons)
3,606,580	28.57	126,219

Source: Urban Crossroads, 2019 Appendix B.

In addition, Table 13 details that operation of the proposed project would use approximately 701,075 thousand British thermal units (kBTU) per year of natural gas, and approximately 177,968 kilowatt-hour (kWh) per year of electricity for operation.

Table 13: Estimated Annual Natural Gas and Electricity Consumption

Natural Gas Demand	kBTU/year
Convenience Market with Gas Pump	8,725
Fast Food Restaurant with Drive Thru	692,350
Other Non-Asphalt Surfaces	0
Parking Lot	0
Total Natural Gas Demand	**701,075**
Electricity Demand	**kWh/year**
Convenience Market with Gas Pump	49,636
Fast Food Restaurant with Drive Thru	120,219
Other Non-Asphalt Surfaces	0
Parking Lot	8,113
Total Electricity Demand	**177,968**

Source: Urban Crossroads, 2019b.

The proposed project would be required to meet the current Title 24 energy efficiency standards (as provided in Chapter 8.05 of the City's Municipal Code and included as PPP ENG-1) and be compliant with the City's Energy Efficiency and Climate Action Strategy, which would be ensured through the City's building permitting process. Thus, operation of the project would not use large amounts of energy or fuel in a wasteful manner, and impacts would be less than significant.

3.6(b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Determination: Less Than Significant Impact.
Source: Cantu-Galleano Ranch Road Gas Station Energy Tables, City of Jurupa Valley, California, 2019 (Appendix B)

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 3.6-1 **CalGreen Compliance.** The project is required to comply with the CalGreen Building Code as included in the City's Municipal Code to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.

Project Design Features (PDF)

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

Impact Analysis

The State of California has established a comprehensive framework for the use of efficient energy. This occurs through the implementation of the Clean Energy and Pollution Reduction Act of 2015 (SB 350), Title 24 Energy Efficiency Standards, and the California Green (CalGreen) Building Standards (included as PPP 3.6-1). The proposed project would comply with existing regulations as ensured through the City's permitting process. Thus, construction and operation of the proposed project would not conflict with or obstruct State or local plans for energy efficiency or renewable energy.

3.7 GEOLOGY AND SOILS

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				■
2) Strong seismic ground shaking?			■	
3) Seismic-related ground failure, including liquefaction?			■	
4) Landslides?				■
b. Result in substantial soil erosion or the loss of topsoil?			■	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on-site or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?			■	
d. Be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property?			■	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				■
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		■		

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: No Impact.

Source: County of Riverside, General Plan, Multipurpose Open Space Element, Revised December 8, 2015. Available: https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/elements/OCT17/Ch05_MOSE_120815.pdf?ver=2017-10-11-102103-833

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

In 1972, the Alquist-Priolo Special Studies Zones Act was signed into law and renamed the Alquist-Priolo Earthquake Fault Zoning Act in 1994. The primary purpose of the Act is to mitigate the hazard of fault rupture by prohibiting the location of structures for human occupancy access the trace of an active fault. The Alquist-Priolo Earthquake Fault Zoning Act requires the State Geologist (Chief of the California Geology Survey) to delineate "Earthquake Fault Zones" along with faults that are "sufficiently active" and "well-defined." The boundary of an "Earthquake Fault Zone" is generally about 500 feet from major active faults and 200 to 300 feet from well-defined minor faults. The Alquist-Priolo Earthquake Fault Zoning Act dictates that cities and counties withhold development permits for sites within an Alquist-Priolo Earthquake Zone until geologic investigations demonstrate that the site zones are not threatened by surface displacements from future faulting.

As described by the Geotechnical Investigation (Appendix B) of the project site, there are 31 known faults within 50 miles of the project site, with the closest fault, Chino-Central Avenue. (Elsinore), measuring 9.0 miles away (GEO 2011). However, the site is not located within any State of California Earthquake Zones or astride a known, active, or potentially active fault (GEO 2011). Therefore, development of the project would not directly or indirectly cause potential risk of loss, injury, or death involving the rupture of a known earthquake fault. No impact would occur.

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.
Source: Geotechnical Investigation Report (Appendix C).

Plans, Policies, or Programs (PPP)

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

PPP 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.

Impact Analysis

The project site is located within a seismically active region of Southern California. As mentioned previously, the Chino-Central Avenue (Elsinore) fault line is located approximately 9 miles southwest of the project site (GEO 2011). Thus, moderate to strong ground shaking can be expected at the site. The amount of motion can vary depending upon the distance to the fault, the magnitude of the earthquake, and the local geology. Greater movement can be expected at sites located closer to an earthquake epicenter, that consists of poorly consolidated material such as alluvium, and in response to an earthquake of great magnitude.

Structures built in the City of Jurupa Valley are required to be built in compliance with the California Building Code (California Code of Regulations, Title 24, Part 2], included in the Municipal Code as Chapter 8.05 and included as PPP 3.7-1, which contains provisions for earthquake safety based on factors including occupancy type, the types of soils onsite, and the probable strength of the ground motion. Compliance with the California Building Code would include the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structures so that it would withstand the effects of strong ground shaking. Implementation of California Building Code standards would be verified by the Jurupa Valley Department of Building and Safety during the permitting process. Because the proposed project would be constructed in compliance with the California Building Code, the proposed project would result in a less than significant impact related to strong seismic ground shaking.

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.
Source: Geotechnical Investigation Report (Appendix C).

Plans, Policies, or Programs (PPP)

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

PPP 3.7-1 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.

Impact Analysis

Soil liquefaction is a phenomenon in which saturated, cohesionless soils layers, located within approximately 50 feet of the ground surface, lose strength due to cyclic pore water pressure generation from seismic shaking or other large cyclic loading. During the loss of stress, the soil

acquires "mobility" sufficient to permit both horizontal and vertical movements. Soil properties and soil conditions such as type, age, texture, color, and consistency, along with historical depths to ground water are used to identify, characterize, and correlate liquefaction susceptible soils. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands that lie below the groundwater table within approximately 50 feet below ground surface (GEO 2011). Lateral spreading is a form of seismic ground failure due to liquefaction in a subsurface layer.

According to the Geotechnical Investigation for the proposed project, the depth of groundwater is not within 50 feet below the ground surface (GEO 2011). The dynamic (dry) settlement due to earthquake shaking would be less than 1 inch, which would be tolerable for structures in compliance with the California Building Code, included as PPP 3.7-1 (GEO 2011). Thus, the Geotechnical Investigation determined that the liquefaction potential for the site is negligible and impacts related to seismically related ground failure and liquefaction would be less than significant (GEO 2011).

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 Investigation.

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

Landslides and other slope failures are secondary seismic effects that are common during or soon after earthquakes. Areas that are most susceptible to earthquakes induced landslides are steep slopes underlain by loose, weak soils, and areas on or adjacent to existing landslide deposits.

As described above, the project site is located in a seismically active region subject to strong ground shaking. However, the site is located in a relatively flat and developed area. The closest elevated area with any measurable amount of slope is along the project site's southern boundary along Cantu Galleano Ranch Road, which is elevated from 0 to 10 feet above the site. The project would be required to grade the property in such a manner that would protect the stability of the existing slope. Therefore, the project would not cause potential substantial adverse effects related to slope instability or seismically induced landslides.

3.7(b) Result in substantial soil erosion or the loss of topsoil?

Determination: Less Than Significant Impact.
Source: Geotechnical Investigation Report (Appendix C).

Plans, Policies, or Programs (PPP)

The following applies to the Project and would reduce impacts related to soil erosion. This measure will be included in the Project's Mitigation Monitoring and Reporting Program 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.

PPP's 3.10-2 Hydrology and Water Quality shall apply.

Project Design Features (PDF)

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

Impact Analysis

Construction

Construction of the proposed project has the potential to contribute to soil erosion and the loss of topsoil. Excavation and grading activities that would be required for the project would expose and loosen topsoil, which could be eroded by wind or water. This loss would be minimal due to the fact that the site has been disturbed during construction of the DC Logistics building adjacent to the project site.

As stated previously, compliance of with the California Building Code and City's Municipal Code, included as PPP 3.7-1, would reduce the potential for soil erosion and the loss of topsoil to less than significant.

Operation

The proposed project includes installation of landscaping throughout the project site and areas of loose topsoil that could erode by wind or water would not exist upon operation of the proposed commercial uses. In addition, as described in Section 10, Hydrology and Water Quality the hydrologic features of the proposed project have been designed to flow to an underground infiltration system and landscaping that would reduce the potential for stormwater to erode topsoil. Furthermore, pursuant to the City's Municipal Code Chapter 8.05, Stormwater/Urban Runoff Management and Discharge Controls, implementation of the project requires a Water Quality Management Plan, which is included as PPP 3.10-2. The Water Quality Management Plan describes the operational Best Management Practices that would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil during operation of the project. As a result, potential impacts related to substantial soil erosion or loss of topsoil 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: Geotechnical Investigation Report (Appendix C).

Plans, Policies, or Programs (PPP)

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

PPP 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.

Impact Analysis

As described above, the project site is relatively level, and does not contain nor is adjacent to any significant slope or hillside area. The project would not create slopes. Thus, on or offsite landslides would not occur from implementation of the project.

Lateral spreading, a phenomenon associated with seismically-induced soil liquefaction, is a display of lateral displacement of soils due to inertial motion and lack of lateral support during or post liquefaction. It is typically exemplified by the formation of vertical cracks on the surface of liquefied soils, and usually takes place on gently sloping ground or level ground with nearby free surface such as drainage or stream channel. The Geotechnical Investigation describes that the groundwater is more than 50 feet minimizing the risk of liquefaction or lateral spreading. Thus, the soils are not susceptible to lateral spreading (GEO 2011). Therefore, impacts related to liquefaction and lateral spreading would not occur.

Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of earthquake motion in an area where groundwater in a basin is lowered. The project would not pump water from the project area (as further described below), impacts related to subsidence would not occur from implementation of the project.

Seismic related ground failure or settlements can occur within loose to moderately dense, dry or saturated granular soil. The Geotechnical Investigation identified that the total settlement from both static and dynamic shaking would result in less than two inches (GEO 2011). Therefore, the potential for settlement or collapse of soils would be less than significant level.

The project site's soil is stable and compliance with the requirements of the California Building Code, included as PPP 3.7-1, as part of the permitting process, would reduce any potential to make the soil unstable and impacts related to soil stability would be less than significant level.

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: Geotechnical Investigation Report (Appendix C).

Plans, Policies, or Programs (PPP)

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

Impact Analysis

Expansive soils contain certain types of clay minerals that shrink or well as the moisture content changes; the shrinking or swelling can shift, crack, or break structures built on such soils. Arid or semiarid areas with seasonal changes of soil moisture experiences, such as southern California, have a higher potential of expansive soils than areas with higher rainfall and more constant soil moisture.

The Geotechnical Investigation describes that the project site's soil generally consists of sandy silts (GEO 2011). Silty fine sands, and fine sands with lesser amounts of silts and gravelly sand also occur onsite. These soils have little to no clay in them, minimizing the potential for expansion. In addition, as described previously, the project would be required to be constructed in compliance with the California Building Code and the City's Municipal Code (included as PPP 3.7-1), that requires appropriate back fill, compaction of soils, and foundation design to ensure stable soils, which would be verified through the City's permitting process. Thus, impacts related to expansive soils would be less than significant.

3.6(e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Determination: No Impact.
Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, Programs, or Standard Conditions applicable to the Project relating to this issue.

Project Design Features (PDF)

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

Impact Analysis

No septic tanks or alternative wastewater disposal systems are proposed. The project would install onsite sewer connection lines that would be supported by existing infrastructure adjacent to the project site. Therefore, no impacts related to the use of such facilities would occur from implementation of the project.

3.7(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Determination: Less Than Significant Impact With Mitigation Incorporated.
Sources: Geotechnical Investigation Report (Appendix C).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, Programs, or Standard Conditions applicable to the Project relating to this issue.

Project Design Features (PDF)

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

Impact Analysis

As mentioned previously, the proposed project is located on a previously disturbed site with the implementation of the DC Logistics building and underground sand filter basin. However, as shown in Figure OS-8, Paleontological Sensitivity, of the Riverside County General Plan Multipurpose Open Space Element, the project area has been identified as High A sensitivity (County of Riverside 2015). Mitigation Measures GEO-1 and GEO-2 are required.

<u>MM-GEO-1: Paleontological Monitoring.</u> 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.

MM-GEO-2: 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.

Based on the analysis above, with implementation of Mitigation Measure GEO-1 and GEO-2, impacts are less than significant.

Unique Geologic Feature

Unique geologic features are those that are unique to the field of Geology. Unique geologic features are not common in Jurupa Valley. The geologic processes that formed the landforms in Jurupa Valley are generally the same as those in other parts of the state. What makes a geologic unit or feature unique can vary considerably. A geologic feature is unique if it:

- Is the best example of its kind locally or regionally;
- Embodies the distinctive characteristics of a geologic principle that is exclusive locally or regionally;
- Provides a key piece of geologic information important in geology or geologic history;
- Is a "type locality" (the locality where a particular rock type, stratigraphic unit or mineral species is first identified) of a geologic feature;
- Is a geologic formation that is exclusive locally or regionally;
- Contains a mineral that is not known to occur elsewhere in the City; or
- Is used repeatedly as a teaching tool.

The Project site is relatively flat and the subsurface material encountered at the site is underlain by alluvial soils consisting of silty sand underlain with sand with silt (USCS "SM" and "SP-SM"). The earth materials are medium dense to very dense. USGS Geologic Map of the Fontana Quadrangle shows the site area is underlain with old alluvial fan deposits and Eolian deposits. These features are not considered "unique."

Based on the analysis above, the Project will not directly or indirectly destroy a unique geologic feature. There is no impact and no mitigation measures are required.

3.8 GREENHOUSE GAS EMISSIONS

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			■	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			■	

***3.8(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 and Greenhouse Gas Impact Analysis (Appendix A).

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 plans 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), prior to issuance of a building permit, the Project proponent shall submit plans in compliance with the *California Green Building Standards.*

Project Design Features (PDF)

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

Impact Analysis

An individual project cannot generate enough 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 commercial projects:

- Commercial projects that emit less stationary source greenhouse gas emissions less than 10,000 MTCO2e per year are not considered a substantial greenhouse gas emitter and the impact is less than significant. Projects that emit in excess of 10,000 MTCO2e per year require additional analysis and mitigation.

A summary of the projected annual operational greenhouse gas emissions, including amortized construction-related emissions associated with the development of the Project is provided in Table 14.

Table 14. Project Greenhouse Gas Emissions

Source		GHG Emissions MT/yr		
	CO2	Ch4	N2O	Total CO2e
Mobile Sources	2,504.10	0.27	0.00	2,510.94
Area	2.75e-03	1.00e-05	0.00	2.93e-03
Energy	94.12	3.06e-03	1.17e-03	94.54
Waste	7.60	0.45	0.00	18.82
Water Usage	29.26	0.21	0.01	36.05
30-year Amortized Construction GHG	10.12	0.00	0.00	10.17
TOTAL				**2,670.53**
SCAQMD Threshold				**3,000**
Exceed Threshold?				**NO**

Table 14 shows the operational emissions for the project. The construction and operation of the project would result in an increase in GHG emissions of 2,670.53 MTCO2e per year which would not exceed the significance threshold of 3,000 MTCO2e per year. Therefore, the project would not result in an exceedance of the SCAQMD threshold, and impacts would be less than significant.

3.7(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Determination: Less Than Significant Impact.
Sources: Greenhouse Gas Analysis (Appendix D)

Plans, Policies, or Programs (PPP)

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

PPP 3.8-1 **CalGreen Compliance.** The project is required to comply with the CalGreen Building Code as included in the City's Municipal Code to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.

Project Design Features (PDF)

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

Impact Analysis

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 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 3.8 (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 development of the proposed Project. In addition, as described above, the development of 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

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			■	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			■	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			■	
d. Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment?				■
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?				■
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			■	
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires,				■

3.9(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Determination: Less than Significant Impact.
Source: Phase I Environmental Site Assessment (Appendix E)

Plans, Policies, or Programs (PPP)

PPP 3.9-1 As required by Health and Safety Code Section 25507, if a future business handles a hazardous material or a mixture containing a hazardous material that has a quantity at any one time above the thresholds described in Section 25507(a) (1) through (6). a business shall establish and implement a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Section 25503, aid business shall obtain approval from the Riverside County Department of Environmental Health prior to occupancy.

Project Design Features (PDF)

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

Impact Analysis

Construction Activities

Heavy equipment that would be used during construction of the Project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. 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 development of the 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 are less than significant.

Operational Activities

Federal and State Community-Right-to-Know laws allow the public access to information about the amounts and types of chemicals that may be used by the businesses that would operate at the Project site. Laws also are in place that requires businesses to plan and prepare for possible chemical emergencies. Any business that operates any of the facilities at the Project site and that handles and/or stores substantial quantities of hazardous materials (§ 25500 of California Health

and Safety Code, Division 20, Chapter 6.95) would be required to prepare and submit a Hazardous Materials Business Emergency Plan (HMBEP) to the Riverside County Department of Environmental Health (RCDEH) in order to register the business as a hazardous materials handler. Such business is also required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which require immediate reporting to Riverside County Fire Department and State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business.

With mandatory regulatory compliance as required by PPP 3.9-1 above, potential hazardous materials impacts associated with long-term operation of the Project is not expected to pose a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials, nor would the Project increase the potential for accident operations which could result in the release of hazardous materials into the environment.

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 E)

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, Programs, or Standard Conditions applicable to the Project relating to this issue.

Design Features (PDF)

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

Impact Analysis

A Phase I Environmental Site Assessment was prepared for the project site. The purpose of the analysis was to evaluate the subject property for potential Recognized Environmental Concerns, Historical Recognized Environmental Conditions, Controlled Recognized Environmental Conditions, and Significant Data Gaps that may be present, off-site conditions that may impact the subject property, and/or conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property.

A Recognized Environmental Concerns can be defined as the presence or likely presence of any hazardous substances or petroleum products in or at a property due to a release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment.

According to the Phase I Environmental Site Assessment, no Recognized Environmental Concerns, Historical Recognized Environmental Concerns, Controlled Recognized Environmental Concerns, or Significant Data Gaps were identified on the project site. A prior Phase I Environmental Site Assessment prepared by Golder Associates identified a former gasoline and diesel underground storage tank, two diesel aboveground storage tanks, soil staining in the vicinity of the former

storage garage, a wastewater and wet feed storage pond, and the potential to generate methane due to accumulation of manure. Based on review of the site characteristics of the former dairy farm use and the current topographic landscape, Hillmann determined that these issues identified by Golder occurred offsite to the west and offsite far to the east, which has since been redeveloped with large warehouse type structures. The development of these off-site locations would have identified any issues prior to construction. Therefore, these issues identified in the prior Phase I Environmental Site Assessment is not considered to be Recognized Environmental Concerns in connection with the project site.

Based on the findings of the Phase I Environmental Site Assessment, no further environmental investigation is recommended. In addition, no response actions to identified Recognized Environmental Concerns have been recommended at this time, therefore, the proposed project would comply with recommendations outlined in the Phase I Environmental Site Assessment.

As discussed above, besides their involvement in the permitting and inspection of gasoline storage tanks, the Certified Unified Program Agency investigates complaints regarding spills or unauthorized releases, and administers enforcement actions levied against facilities that have violated applicable laws and regulations. The Certified Unified Program Agency also coordinates with State and federal agencies during the remediation process, if protective measures fail and a release of hazardous waste or materials occurs. Collectively, the routine inspection of the gas station's storage tanks, and all associated fuel delivery infrastructure, along with the continued mandated compliance with all federal, State, and local regulations, would ensure that the proposed gas station is operated in a non-hazardous manner. Therefore, long-term operational impacts associated with transporting, handling, storing, and dispensing of hazardous materials, as wells as the risks from reasonably foreseeable upset and accident conditions, 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.

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 nearest school to the project site is Del Sol Academy, located at 11626 Forsythia Street (approximately 0.6 mi southeast of the project site). The proposed project would operate a new gas station with convenience store, fast food restaurant, and automated car wash, which includes a service facility that would use, store, and dispose of hazardous materials for gas station and the car wash including: gasoline, car wash cleaning chemicals, and car wash wax. In addition, hazardous substances may be used on the project site for routine cleaning, building maintenance, landscaping, and pest repellent. Construction activities associated with the proposed project would use a limited

amount of hazardous and flammable substances/oils during heavy equipment operation for site excavation, grading, and construction. The amount of hazardous chemicals present during construction is limited and would be in compliance with existing government regulations. Although hazardous substances would be present and utilized on the project site, all hazardous materials would be contained, stored, used, and disposed of in accordance with the manufacturer's instructions and handled in compliance with the applicable regulations, such as the Hazardous Materials Transportation Act (Title 42, Section 11022 of the United States Code). Further, there are no schools within 0.25 mi of the project site. Therefore, impacts related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or wastes within 0.25 mi of an existing or proposed school would be less than significant, and no mitigation would be required.

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", EnviroStor database. Accessed at: https://www.envirostor.dtsc.ca.gov/public/, Phase I Environmental Site Assessment (Appendix E).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

According to the California Department of Toxic Substances Control (DTSC) EnviroStor database, the project site is not located on a federal Superfund site, State response site, voluntary cleanup site, school cleanup site, corrective action site, or tiered permit site (DTSC 2019). Therefore, the proposed project would not result in an impact related to a known hazardous materials site pursuant to Government Code Section 65965.5 and would not create a significant hazard to the public or the environment. No mitigation would be required.

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 or excessive noise for people residing or working in the Project area?

Determination: No Impact.

Source: Riverside County Airport Land Use Commission.

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 proposed project is not within an airport land use plan and is not within 2 miles of a public airport or public use airport. The project site is located approximately 4.5 miles southeast of the Ontario International Airport, which is the nearest airport to the project site. Thus, the proposed project would not result in safety hazards for people living or working in the area different than would occur under existing conditions. No impacts would occur, and no mitigation is required.

3.9(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Determination: Less than Significant Impact.
Sources: General Plan, Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Construction
The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction of the project driveway, Cantu-Galleano Ranch Road would remain open to ensure adequate emergency access to the project area and vicinity. Impacts related to interference with an adopted emergency response or evacuation plan during construction activities would be less than significant.

Operation
Operation of the proposed project would not result in a physical interference with an emergency response evacuation. Direct access to the project site would be provided from Cantu-Galleano Ranch Road, which is adjacent to the project site. Access to and from the project site for emergency vehicles would be reviewed and approved by the Riverside County Fire Department and the City of Jurupa Valley as part of the project approval process to ensure the proposed project is compliant with all applicable codes and ordinances for emergency vehicle access. As a result, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

3.9 (g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires?

Determination: No Impact.

Source: City of Jurupa Valley General Plan, Chapter 8, Community Safety, Services, and Facilities Element.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The project site is within an urbanized area. The project site is bounded by vacant land to the north; industrial uses to the east; industrial uses and Cantu-Galleano Ranch Road to the south; and industrial uses to the west. The project site is not adjacent to any wildland areas. According to the Community Safety, Services, and Facilities Element of the General Plan, the project site is not within an area identified as a Fire Hazard Area that may contain substantial fire risk or a Very High Fire Hazard Severity Zone. As a result, the proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Therefore, no impacts are anticipated, and no mitigation would be required.

3.10 HYDROLOGY AND WATER QUALITY

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			■	
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			■	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
(i) Result in substantial erosion or siltation on- or off-site?			■	
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			■	
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			■	
(iv) Impede or redirect flood flows?			■	
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				■
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			■	

3.9(a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Determination: Less Than Significant Impact.
Source: Preliminary Project Specific Water Quality Management Plan (Appendix F).

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.

Impact Analysis

Waste Discharge Requirements

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

Water Quality Requirements

The Porter-Cologne Act defines water quality objectives (i.e. standards) as "…*the limits or levels of water quality constituents or characteristics which are established for the reasonable protection of beneficial uses of water or the prevention of nuisance within a specific a*rea" (§13050 (h)).

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 activities 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 proponent will 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 will 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 site.

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.

The existing site is rough with existing storm drain system and water quality devices such as a hydrodynamic separator and underground sand filter. Proposed storm drain will utilized existing facilities by matching existing drainage pattern.

Based on the analysis above, with implementation of PPP 3.10-1 through PPP 3.10-4, impacts are less than significant.

3.10(b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Determination: Less Than Significant Impact.
Source: Phase I Environmental Site Assessment (Appendix F), Preliminary Project Specific Water Quality Management Plan (Appendix F).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project 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 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. Since no development is proposed on proposed Parcels 3, 4, 5, and 6, subdividing of these parcels will not have an impact on groundwater.

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 or through the addition of impervious surfaces, in a manner that would:***
(i)	***Result in substantial erosion or siltation on- or off-site?***
(ii)	***Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?***
(iii)	***Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?***
(iv)	***Impede or redirect flood flows?***

Determination: Less Than Significant Impact.
Source: Federal Emergency Management Agency. National Flood Hazard Layer Viewer. Map No. 06065C0018G. Available at: https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html, Preliminary Project Specific Water Quality Management Plan (Appendix F).

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 through PPP 3.10-4 shall apply.

Impact Analysis

i. Result in substantial erosion or siltation on- or off-site;

Less Than Significant Impact. The project site does not contain, nor is adjacent to, a stream, river, creek, or other flowing water body. Thus, impacts related to alteration of the course of a stream or river would not occur. The project site generally drains to the east. Stormwater at the project site currently infiltrates the pervious surfaces at the project site or flows into the adjacent street system and into municipal storm drains.

Construction
Construction of the project would require grading and excavation of soils, which would loosen sediment and could result in erosion or siltation. However, as described previously, construction of the proposed project requires City approval of a Stormwater Pollution Prevention Plan prepared by a Qualified Stormwater Pollution Prevention Plan Developer, as included by PPP 3.10-1. The Stormwater Pollution Prevention Plan is required by City's Land Development Division, prior to provision of permits for the project, and would include construction Best Management Practices to reduce erosion or siltation. Typical BMPs for erosion or siltation, include use of silt fencing, fiber rolls, gravel bags, stabilized construction driveway, and stockpile management (as described in the previous above). Adherence to the existing requirements and implementation of the required Best Management Practices per the permitting process would ensure that erosion and siltation associated with construction activities would be minimized, and impacts would be less than significant.

Operation
The 2.4-acre project site is currently undeveloped and pervious. Development of the project would include construction of a 3,360 square foot gas station and 5,292 square feet of ancillary buildings. The project site contains an existing storm drain system and water quality devices such as a hydrodynamic separator and underground sand filter. Operation of the project would utilize existing facilities and match the existing drainage pattern by directing all stormwater to a catch basin. Although the project would increase the amount of impermeable surface area to the project site, the project would be required to demonstrate erosion and siltation prevention through the long-term operation, maintenance, and inspection of a Water Quality Management Plan (as included by PPP 3.10-2) and Best Management Practices designed to mitigate such occurrence in accordance with City regulations. As such, impacts related to erosion and siltation resulting from

alteration of drainage patterns would be led than significant and no mitigation measures are required.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

Less Than Significant Impact. As described in the previous response, the project site does not contain, nor is adjacent to, a stream, river, creek, or other flowing water body. Thus, impacts related to alteration of the course of a stream or river would not occur. In addition, the proposed project would be required to implement a Stormwater Pollution Prevention Plan (included as PPP 3.10-2) during construction that would implement Best Management Practices, such as the use of silt fencing, fiber rolls, and gravel bags, that would ensure that runoff would not substantially increase during construction, and flooding on or off-site would not occur. Furthermore, according to the Preliminary Water Quality Management Plan, the project would not alter the amount or rate of runoff from the project site. As such, impacts related to flooding resulting from alteration of drainage patterns would be less than significant, and no mitigation measures are required.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Less Than Significant Impact. The project would increase the amount of impervious surface, however, as described in the previous responses, the proposed project would be directed toward a catch basin prior to any overflow discharge into existing storm drainpipes. Grading and drainage improvement plans would be prepared for the project, consistent with federal, State, and local water quality requirements. In addition, the project would be required to implement a Stormwater Pollution Prevention Plan (included as PPP 3.10-1) during construction that would implement Best Management Practices, such as the use of silt fencing, fiber rolls, and gravel bags. Furthermore, the project would implement an operational Water Quality Management Plan (included as PPP 3.10-2) that would install an onsite storm drain system utilizing existing facilities and water quality devices such as a hydrodynamic separator and underground sand filter. As such, the Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The existing stormwater infrastructure would be adequate to accommodate stormwater runoff from the project site, which would not increase in rate or amount as compared to existing conditions. Thus, impacts would be less than significant, and no mitigation measures are required.

iv. Impede or redirect flood flows?

Less Than Significant Impact. The project site is located in Zone X per the Federal Emergency Management Administration Flood Insurance Rate Map 06065C0018G. Zone X is defined as low susceptibility to flooding. Thus, no flood related impacts would occur, and no mitigation measures are required.

3.10(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Determination: No Impact.
Source: General Plan Figure 8-9: Flood Insurance Rate Map (FIRM).

Plans, Policies, Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

A seiche is a surface wave created when an inland body of water is shaken, usually by earthquake activity. No large bodies of water such as lakes or reservoirs that would experience seiche are located near the project site. Additionally, the project site is located more than 35 miles from the Pacific Ocean, which eliminates the potential for a tsunami to impact the project area. The project site and surrounding area are relatively flat and no hillsides that would be subject to mudflow exist in the vicinity. As such, no impacts related to seiche, tsunami, or mudflow would occur and no mitigation measures are required.

3.10(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Determination: No Impact.
Source: Preliminary Project Specific Water Quality Management Plan (Appendix F), Project Application Materials.

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 through PPP 3.10-4 shall apply.

Project Design Features (PDF)

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

Impact Analysis

he project is within the jurisdiction of the Santa Ana Water Regional Quality Control Board. The Santa Ana Regional Quality Control Board adopted the Santa Ana Region Basin Plan which designates beneficial uses for all surface and groundwater within their jurisdiction and establishes the water quality objectives and standards necessary to protect those beneficial uses. As summarized below, the project would comply with the applicable National Pollutant Discharge Elimination System permits and implement construction and operational BMPs to reduce pollutants of concern in stormwater runoff.

As discussed in Response 10(a), during construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and sedimentation compared to existing conditions. In addition, chemicals, liquid products, petroleum products (e.g., paints, solvents, and fuels), and concrete-related waste may be spilled or leaked and have the potential to be transported via stormwater runoff into receiving waters. However, as specified in PPP 3.10-1, the proposed project would be required to comply with requirements set forth by the City Municipal Code, which requires preparation of a Stormwater Pollution Prevention Plan and implementation of construction Best Management Practices to control stormwater runoff and discharge of pollutants. As specified in PPP 3.10-2, the project would comply with the requirements of Groundwater Discharge Permit, including testing and treatment (if necessary) of dewatered groundwater prior to discharge to surface waters.

A Final Water Quality Management Plan would be prepared for the project in compliance with the City's Municipal Code. The Final Water Quality Management Plan will detail the Source Control, Site Design, and Low Impact Development Best Management Practices that would be implemented to treat stormwater runoff and reduce impacts to water quality during operation. The proposed Low Impact Development Best Management Practices include proprietary biofiltration best management practices. These Best Management Practices would capture and treat stormwater runoff and reduce pollutants of concern in stormwater runoff.

As specified in PPP 3.10-1 and PPP 3.10-2, the project would comply with the applicable National Pollution Discharge Elimination System permits and implement construction and operational Best Management Practices to reduce pollutants of concern in stormwater runoff so that the project would not degrade water quality, cause the receiving waters to exceed the water quality objectives, or impair the beneficial use of receiving waters. As such, the project would not result in water quality impacts that would conflict with the Regional Water Quality Control Board's Santa Ana Region Basin Plan. Impacts related to conflict with a water quality control plan would be less than significant, and no mitigation is required.

In addition, as discussed in Response 10(a), the project site is not located above a groundwater basin. Therefore, the project is not located in an area covered by a sustainable groundwater management plan or in an area where a sustainable groundwater management plan will be developed. Thus, the project would not conflict with or obstruct the implementation of a sustainable groundwater management plan, and no mitigation is required.

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. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				■

3.11(a) Physically divide an established community?

Determination: Less than Significant Impact.
Sources: Project Application Materials, Google Earth.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The physical division of an established community could occur if a major road (expressway or freeway, for example) were built through an existing community or neighborhood, or if a major development was built which was inconsistent with the land uses in the community such that it divided the community. The environmental effects caused by such a facility or land use could include lack of, or disruption of, access to services, schools, or shopping areas. It might also include the creation of blighted buildings or areas due to the division of the community.

The proposed project site is undeveloped land and surrounded by developed areas including mostly industrial uses, but also includes single family residential to the east on Cantu-Galleano Ranch Road. The project would result in development of the project site. The proposed project includes the request for a General Plan Amendment and Zone Change to include the sale of alcohol onsite. The project's proposed uses is consistent with the existing General Plan designation and zoning. Therefore, while there is a zone change, the proposed project's overall land use is consistent with the surrounding area, the project would not divide an established community, and impacts would not occur.

3.11(b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Determination: No Impact.

Sources: City of Jurupa Valley, General Plan, 2017 Section 2, Land Use Element. City of Jurupa Valley Municipal Code Sections 9.115.020 and 9.145.020.

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 Jurupa Valley General Plan designates the project site as Business Park and the City's zoning designation is I-P, or Industrial Park. The existing zoning designation allows for automobile service and other ancillary land uses including convenience stores and food service as stated in the City of Jurupa Valley Municipal Code section 9.145.020. The project proposes the sale of alcohol onsite, which is not permitted with the project site's current zoning. The project proposes a zone change from Industrial Park to C-1/C-P, or General Commercial. The General Commercial zone allows for similar land uses such as automobile service, convenience stores, and food service. Under the provisions of the General Commercial zone, the project would request the approval of a conditional use permit for the sale of alcohol, as stated in the Municipal Code section 9.115.020. A change in zone would require an amendment to the Jurupa Valley General Plan. The project proposes a General Plan Amendment from Business Park to Commercial Retail. Thus, the zoning and General Plan land use designations would be consistent.

Furthermore, the City's permitting process would ensure that the project complies with the applicable Municipal Code requirements. Thus, impacts related to conflict with a policy adopted for the purpose of avoiding or mitigating an environmental effect would not occur. In addition, with the approval of the General Plan Amendment and Zone Change, the proposed project would be consistent and would not cause an environmental impact. Therefore, the proposed project would not cause an environmental impact because it would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

3.12 MINERAL RESOURCES

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				■
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				■

3.12(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: City of Jurupa Valley, General Plan, Conservation and Open Space Element, Section 4.6 Mineral Resources..

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The project site is located in Mineral Resource Zone 3, according to the Mineral Land Classification Map provided by the California Department of Conservation. Mineral Resource Zone 3is defined as areas containing mineral deposits which the significance cannot be evaluated from available data, according to the Significant Mineral Aggregate Resource Area Study. Therefore, development of the site would not 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, and impacts would not 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: No Impact.

Source: General Plan. City of Jurupa Valley 2017 General Plan EIR Section 4.11, Mineral Resources.

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 Jurupa Valley General Plan Environmental Impact Report states that mineral extraction has historically been an important part of Jurupa Valley's economy. An area of significant mineral resources is located in eastern Jurupa Valley, and areas of substantial evidence of mineral deposits are along the eastern boundary, and areas in north Jurupa Valley. The project site is not located in the previously described areas of the General Plan Environmental Impact Report. Therefore, development of the site would not result in the loss of availability of a known mineral resource that would be of value to the region, and impacts would not occur.

3.13 NOISE

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		■		
b. Generation of excessive groundborne vibration or groundborne noise levels?		■		
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			■	

Operational Noise Standards
As shown in Table 15, the Noise Impact Analysis from Urban Crossroads uses thresholds given by the City of Jurupa Valley, dated December 19th, 2018, of 65 dBA Leq for daytime noise levels and 45dBA Leq for nighttime noise levels (Noise 2019).

Construction Noise Standards

As shown in Table 15, construction noise standards evaluate 8-hour construction noise levels at 80 dBA Leq for daytime hours and 70 dBA Leq for nighttime hours.

Vibration Standards
As shown in Table 15, the City of Jurupa Valley identified the vibration-generating activities threshold of 0.2 inches per second peak-particle-velocity (PPV) during either long-term operation or construction of the proposed project.

Table 15. Significance Thresholds

Analysis	Significance Criteria	
	Daytime	Nightime
Operational (Stationary)	65 dBA Leq	45 dBA Leq
Construction	80 dBA Leq	70 dBA Leq
Vibration	0.2 in/sec PPV	
Source: Noise Impact Analysis, 2019 (Appendix G)		

Sensitive Receptors
The nearest sensitive receptors to the project site are single family homes located 1,372 feet southeast project site. Three Receiver locations were used to test the noise levels for sensitive

receptors: R1, R2 and R3. R1 is 2,730 feet northeast from the project site, R2 is 2,525 feet northeast of the project site, and R3 is 1,372 feet east of the project site.

3.13(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Determination: Less Than Significant Impact.
Source: Noise Impact Study (Appendix G).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Construction
The construction activities for the proposed project are anticipated to include site preparation and grading of the 2.4-acre project site, building construction of the sales and service building, paving of the onsite driveways and parking areas, and application of architectural coatings. Construction of the proposed project would occur over a 10-month period. Noise impacts from construction activities associated with the proposed project would be a function of the noise generated by construction equipment, equipment location, sensitivity of nearby land uses, and the timing and duration of the construction activities. The nearest sensitive receptors to the project site are the single-family residences located as near as 1,372 feet to the southeast of the project site.

Table 16 shows the highest construction noise levels for each stage of construction at the three receiver locations. The highest noise from construction would occur during grading when noise levels are anticipated to reach 39.7 dBA Leq at R3, the nearest sensitive receptors (residences), which is below the City's 8-hour daytime noise threshold of 80 dBA and nighttime noise threshold of 70 dBA.

Table 16. Construction Noise Levels at the Nearest Sensitive Receptor

Phase	dBA Leq R1	dBA Leq R2	dBA Leq R3
Site Preparation	29.4	30.1	30.4
Grading	38.7	39.4	39.7
Building Construction	33.4	34.1	34.4
Paving	36.9	37.5	37.8
Architectural Coating	33.4	34.1	34.4
Threshold	**80/70 (daytime/nighttime)**	**80/70 (daytime/nighttime)**	**80/70 (daytime/nighttime)**
Exceed Thresholds?	**No**	**No**	**No**
Source: Noise Impact Analysis, 2019 (Appendix G)			

In addition, Chapter 11.05 of the City of Jurupa Valley Municipal Code states stationary-source exterior noise limits for residential uses in the project study area. Those standards are 55 dBA Leq for daytime hours (7:00 a.m. to 10:00 p.m.) and 45 dBA Leq for nighttime hours (10:00 p.m. to 7:00 a.m.). The project would comply with these standards. Therefore, project construction would be compliant with the City's noise related standards and impacts would be less than significant.

Operations

Development of the proposed project would result in the operation of a gas station, convenience store, fast food restaurant, and car wash. Potential noise impacts associated with the operations of the proposed project would be from the car wash air tunnel air blowers, car wash vacuums, gas station activity, and drive-through speakerphone.

Car Wash Air Tunnel

In 2016, Urban Crossroads took a reference noise level measurement at an Audi dealership in the City of Mission Viejo. A reference noise level of 74.3 dBA Leq was measured at a uniform distance of 50 feet. The noise level measurement includes a five unit air blower system with background pressure washer noise. This reference is used to represent the proposed project car wash.

Car Wash Vacuum Activity

In 2011, Urban Crossroads took a reference noise level measurement at an express car wash in the City of Costa Mesa. A reference noise level of 54.6 dBA Leq was measured at a uniform distance of 50 feet. It is anticipated that the vacuums will operate during the entire hour of peak activity.

Gas Station Activity

In 2016, Urban Crossroads took a reference noise level measurement at an ARCO gas station in the City of Irvine. The reference noise level is 48.2 dBA Leq at a uniform distance of 50 feet. The reference noise level measurement includes six cars fueling at once, car doors closing, engines starting, fuel pump TV sounds, and background car pass-by events within a 3 minute period.

Drive-Through Speakerphone

In 2014, Urban Crossroads took a reference noise level measurement at a Panera Bread restaurant in the City of Brea. The reference noise level is 51.5 dBA Leq at a uniform distance of 50 feet. The noise level measurement includes the dive-through speakerphone noise level along with vehicle activity noise (engines idling, car radios, and cars queuing in the drive-through lane). This reference overstates the actual average noise levels since it represents the average of 28 speakerphone menu board ordering events observed over a two-hour period, a measurement that assumes continuous drive-through operations with no period of inactivity. While it is overstated, it shows a conservative analysis of the use and therefore be used to represent the proposed projects drive-through speakerphone.

Table 17 shows the noise levels of each source, as well as the combined noise levels, for each receptor. The highest combined operational noise level recorded was at R2, measuring 39.4 dBA Leq. This is below the 65 dBA Leq daytime noise and 45 dBA Leq nighttime noise thresholds. Therefore, the operational noise level impacts would be less than significant.

Table 17. Operational Noise Levels at the Closest Receptors

Noise Level Source	dBA Leq R1	dBA Leq R2	dBA Leq R3
Car Wash Tunnel Air Blowers	38.9	39.4	38.4
Car Wash Vacuum Activity	19.6	20.3	25.8
Gas Station Activity	13.3	13.6	13.8
Drive-Through Speakerphone	16.4	17.4	15.8
Combined Operational Noise Levels	39.0	39.5	38.7
Threshold	**65/45 (daytime/nighttime)**	**65/45 (daytime/nighttime)**	**65/45 (daytime/nighttime)**
Exceed Thresholds?	**No**	**No**	**No**
Source: Noise Impact Analysis, 2019 (Appendix G)			

3.13(b) Generation of excessive groundborne vibration or groundborne noise levels?

Determination: Less Than Significant Impact.
Source: Noise Impact Study (Appendix G).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Construction
Construction activity can result in varying degrees of ground vibration, depending on the equipment used on the site. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Vibrations at buildings results that range from no perceptible effects at the low levels to damage at the highest levels. Table 18 gives estimated vibration levels for particular construction activities.

Table 18. Vibration Source Levels for Construction Equipment

	R1	R2	R3
Distance To Construction Activity	**2,730 ft**	**2,525 ft**	**1,372 ft**
Equipment	**Receiver Peak Particle Velocity (PPV) Levels (in/sec)[2]**		
Small Bulldozer	0.0000	0.0000	0.0000
Jack-hammer	0.0000	0.0000	0.0001
Loaded Trucks	0.0001	0.0001	0.0002
Large Bulldozer	0.0001	0.0001	0.0002
Peak Vibration	0.0001	0.0001	0.0002
Threshold	0.2	0.2	0.2
Threshold Exceeded?	No	No	No
Source: Noise Impact Analysis, 2019 (Appendix G)			

The primary source of vibration during construction would be from the operation of loaded trucks and a large bulldozer, which would create a vibration level of 0.0002 inch per second Peak Particle Velocity at R3. The vibration level at the nearest offsite receptor (R3) would be less than the 0.2 inch per second Peak Particle Velocity threshold. Thus, impacts would be less than significant.

Operation

The proposed project would consist of operation of a gas station, convenience store, fast food restaurant, and car wash. While groundborne vibration within and surrounding the project site may result from heavy-duty vehicular travel (e.g., refuse trucks, delivery trucks, and fuel tank transport trucks) on the nearby local roadways, this would not result in significant vibration impacts. As such, vibration associated with operation of the proposed project would be less than significant.

3.13 (c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Determination: No Impact.

Source: Riverside County Airport Land Use Commission.

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 nearest airport is Ontario International Airport, located approximately 4.5 miles northwest of the project site. The project site is located outside of the 60 dBA CNEL noise contours of the Ontario International Airport. In addition, there are no private airstrips within the project's vicinity. Therefore, proposed project would not expose people residing or working in the project area to excessive noise levels from aircraft. No impact would occur from aircraft noise.

3.14 POPULATION AND HOUSING

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				■
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				■

3.14(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: No Impact.
Source: General Plan. Municipal Code. Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Jurupa Valley General Plan designates the project site as Business Park. The project site is zoned Industrial Park. The proposed project would develop the project site for gas station, convenience store with the sale of alcohol, and fast casual restaurant with the sale of alcohol. The request for the sale of alcohol requires a General Plan Amendment and Zone Change for implementation. The proposed land use and zone changes do not allow for residential uses. Thus, the development of the project site would not result in substantial unplanned population growth.

In addition, the proposed project does not include the extension of roads or other infrastructure. The project would be served by the existing adjacent roadway system, and utilities would be provided by the existing infrastructure that is located within the adjacent roadways. Therefore, the proposed project would not extend roads or other infrastructure that could indirectly induce unplanned population growth. Overall, no direct and indirect impacts related to unplanned population growth.

3.14(b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Determination: No Impact.
Sources: General Plan. Municipal Code. Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

As described above, the project site is undeveloped land and does not contain any housing or people on the project site. The proposed project would construct and operate a gas station, convenience store, and fast casual restaurant onsite and would not displace any existing housing or people and would not necessitate the construction of housing elsewhere. Thus, impacts would not occur.

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:

<u>FIRE PROTECTION</u>

Determination: Less Than Significant Impact.
Source: Riverside County Fire Department 2018 Annual Report. Accessed http://www.rvcfire.org/stationsAndFunctions/FireStations/Pages/default.aspx

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.

PPP 3.15-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to

offset the incremental increase in the demand for public services that would be created by the Project.

Project Design Features (PDF)

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

Impact Analysis

The City of Jurupa Valley is a partner city for the CALFIRE/Riverside County Fire Department, which provides fire protection to the project area. Riverside County Fire is the primary response agency to fires, emergency medical service, hazardous materials incidents, traffic accidents, terrorist acts, catastrophic weather events, and technical rescues.

The project site would be serviced by fire stations in the Jurupa Valley Battalion 14. There are seven stations in Battalion 14, three that are about 3 miles from the project site. Fire Station 17, Glen Avon Station, is located 2 miles from the project site at 10400 San Sevaine Way in Mira Loma; Fire Station 27, Eastvale, is located 3 miles from the project site at 7067 Hamner Avenue in Eastvale; and Fire Station 16, Pedley, is located 3 miles from the project site at 9270 Limonite Avenue in Riverside.

The project would develop and operate a gas station, convenience store, and fast food restaurant in an area already served by the Riverside County Fire Department and within close proximity to three existing fire stations. Due to the small increase in employees and customers that would occur from implementation of the project a limited incremental increase in demand for fire protection and emergency medical services have the potential to occur. The project would be required to adhere to the California Fire Code (included in the City's Municipal Code Chapter 8.36) and would be reviewed by the Fire Department during the project's permitting process to ensure that the project plans meet the fire protection requirements. No Fire Stations will be altered and the small increase in potential demand will not require any addition fire stations that are not currently planned. Therefore, impacts related to fire protection services would be less than significant.

<u>POLICE PROTECTION</u>

Determination: Less Than Significant Impact.
Sources: Riverside County Sheriff's Department "Stations," Riverside County General Plan, Project Application Materials.

Plans, Policies, or Programs (PPP)

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 City of Jurupa Valley receives police services through a contract with the Riverside County Sheriff's Office. The nearest sheriff's station is located at 7477 Mission Boulevard in Jurupa Valley, which is approximately 5.68 miles from the project site. Furthermore, the project site is currently

undeveloped, implementation of the project would result in an onsite population by way of employees that would create the potential need for police services. Calls for police service during project construction may include: theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism. Operation of the proposed project could generate a typical range of police service calls, such as burglaries, thefts, and disturbances. To reduce the potential for these types of crimes, security concerns are addressed in the project design by providing low-intensity security lighting for the purposes of wayfinding, safety, and building structure security.

Although an incremental increase could result from implementation of the project, the need for law enforcement services from the proposed project would be limited and within the area that is currently served. Thus, the need for policing services generated by the project would not require the construction or expansion of police department facilities. Therefore, impacts related to police protection services would be less than significant.

SCHOOLS

Determination: Less Than Significant Impact.
Sources: California Senate Bill 50 (Greene), Project Application Materials. Jurupa Unified School District boundaries map. Accessed https://jurupausd.org/schools/Pages/Maps.aspx

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

Project Design Features (PDF)

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

Impact Analysis

The project site is located within the Jurupa Unified School District, which operates and maintains 29 schools, including 17 elementary schools, 4 middle schools, 3 high schools, and 5 specialized schools. The site is currently located within the attendance area boundaries of Sky Country Elementary School, Mira Loma Middle School, and Jurupa Valley High School.

The project would develop and operate a gas station, convenience store, and fast food restaurant that would not generate students. In addition, pursuant to Government Code Section 65995 et seq. (which was passed as Senate Bill 50 in 1998), school districts may collect development fees. According to Government Code Section 65996, the development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation." The requirement to pay school fees are included as PPP 3.14-1. Overall, impacts to school facilities from implementation of the proposed project would be less than significant.

PARKS

Determination: Less Than Significant Impact.
Source: Project Application Materials. Jurupa Valley Parks and Recreation website. Accessed http://jurupavalley.org/Residents/Parks-and-Recreation

Plans, Policies, or Programs (PPP)

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.

Impact Analysis

There are two parks and five golf courses. The two parks are Riverside County Regional Park and Open Space District, approximately 7.9 miles to the southeast, and Jurupa Mountains Discovery Center, approximately 5.5 miles to the east. The golf courses range from 3 to 7 miles from the project site, located to the south, southeast, or east of the project.

The project would develop and operate a gas station, convenience store, and fast food restaurant, which is not anticipated to result in an influx of new residents, as the employees needed to operate the proposed project are anticipated to come from the unemployed labor force in the region. Thus, the proposed project would not generate a substantial population that would require construction or expansion of park facilities, and impacts would be less than significant.

OTHER PUBLIC FACILITIES

Determination: Less Than Significant Impact.
Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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.

Impact Analysis

The proposed project may result in an occasional use of libraries and other public facilities by employees. However, the limited number of project employees would not result in a substantial increase in the demand for libraries and other public facilities such that construction of new or expanded facilities would be required. Therefore, the proposed project would not result in

substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, and impacts would be 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?			■	

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. City of Jurupa Valley, General Plan, Conservation and Open Space Element, Section 4.8 Open Space and Recreation Resources.

Plans, Policies, or Programs (PPP)

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.

Impact Analysis

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

Based on the above analysis, with implementation of PPP 3.15-4, 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. City of Jurupa Valley, General Plan, Conservation and Open Space Element, Section 4.8 Open Space and Recreation Resources.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

As noted in the response to Issue 3.16(a) above, 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 above analysis, impacts related to parks and recreational facilities would be less than significant and no mitigation measures are required.

3.17 TRANSPORTATION

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, taking into account all modes of transportation including transit, roadway, bicycle and pedestrian facilities?		■		
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				■
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			■	
d. Result in inadequate emergency access?				■

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 With Mitigation Incorporated.
Source. Traffic Impact Study (Appendix H). Riverside County Transportation Department, Traffic Impact Analysis Preparation Guide (2008). Institute of Transportation Engineers, Trip Generation, 10th Edition, 2017 Land Use Codes 945, Gasoline/Service Station With Convenience Market, and 934, Fast Food Restaurant with Drive Through.

Plans, Policies, or Programs (PPP)

The following applies 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.

Impact Analysis

Construction

Construction activities associated with the project would generate vehicular trips from the construction workers traveling to and from the project site, delivery of construction supplies and import materials to, and export of debris from, the project site. However, these activities would only occur for a period of 10 months. The increase of trips during construction activities would be limited and are not anticipated to exceed the number of operational trips described below. The short-term vehicle trips from construction of the project would generate less than significant traffic related impacts.

Operation

Table T-1 shows that the proposed project would generate approximately 132 AM Peak Hour trips, 148 PM Peak Hour trips, and 2357 daily trips.

Table 19. Project Trip Generation

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Trip Rates								
Gasoline Station with Convenience Market[1] (thousand square feet)		1440.20	38.75	37.24	75.99	45.06	43.29	88.35
Fast Food Restaurant with Drive-Through[2] (thousand square feet)		470.95	20.50	19.69	40.19	16.99	15.68	32.67
Project Trip Generation								
Gas Station with Convenience Market	2.760 thousand square feet	3975	107	103	210	124	119	244
Gas Station Pass-By Trips[3] (62% AM, 56% PM)		-2226	-66	-64	-130	-70	-67	-137
Total New Gas Station Trips		**1749**	**41**	**39**	**80**	**54**	**52**	**107**
Fast Food Restaurant with Drive Through	2.532 thousand square feet	1192	52	50	102	43	40	83
Fast Food Pass-By Trips[3] (49%		-584	-25	-24	-49	-22	-20	-42

AM, 50% PM)								
Total New Fast Food Trips		**608**	**27**	**26**	**53**	**21**	**20**	**41**
Total Net New Trip Generation		**2357**	**68**	**65**	**132**	**75**	**72**	**148**

Notes:
(1) Trip Rates from the Institute of Transportation Engineers, Trip Generation, 10th Edition, 2017. Land use Code 945-Gasoline/Service Station With Convenience Market.
(2) Trip Rates from the Institute of Transportation Engineers, Trip Generation, 10th Edition, 2017. Land use Code 934-Fast Food Restaurant with Drive Through.
(3) Pass-By Trip Percentage from the Institute of Transportation Engineers, Trip Generation Handbook, 3rd Edition, 2014

The Cantu-Galleano Gas Station Traffic Impact Analysis analyzed all signalized intersections where the project has the potential to add 50-trips or more. Based on this criteria, the following intersections were included in the analysis:

1. I-15 SB Ramp/Cantu-Galleano Ranch Road
2. I-15 NB Ramp/Cantu-Galleano Ranch Road
3. Pier Enterprises Way/Cantu-Galleano Ranch Road
4. Wineville Ave/Cantu-Galleano Ranch Road

The study area intersections were evaluated during the AM and PM peak hours, which are defined as the hour with the highest traffic volumes during the 7 AM to 9 AM and 4 PM to 6 PM peak commute periods. The AM and PM peak hours were evaluated for the following four scenarios:

- Existing Condition
- Existing Plus Project Condition
- Opening Year Baseline (corresponding to the project opening year 2020)
- Opening Year Plus Project

The project is evaluated using Level of Service which is a measure of delay experienced by drivers on a roadway facility. Level of Service A indicated free-flow traffic conditions and is generally the best operating conditions Level of Service F is an extremely congested condition and is the worst operating condition from the driver's perspective.

The City of Jurupa Valley utilizes a Level of Service standard of D. An impact would occur if the project causes the Level of Service to degrade from an acceptable Level of Service D to an unacceptable Level of Service E or F. If the intersection is already operating at an unacceptable Level of Service E or F in the baseline condition, an impact would occur if any delay is measured.

The project does not cause a significant impact in the Existing Plus Project scenario, and all four intersections operate at a Level of Service of D or better. In the Opening Year Baseline scenario, the intersection of Wineville Avenue/Cantu-Galleano Ranch Road is operating at a Level of Service F in the AM and PM peak hours, and since the project would increase the delay in the Opening Year Plus Project scenario, the project would create a significant impact. By adding a protected right-turn overlap phase in the eastbound direction of Cantu-Galleano Ranch Road (Mitigation Measure TRA-1 would reduce the delay to less than the baseline delay in the AM and PM peak hour. Therefore,

implementation of the Mitigation Measure T-1would reduce traffic impacts to a less than significant level.

Mitigation Measure (MM)

MM-TRA-1: Prior to the issuance of an occupancy permit, *at the intersection of Wineville Avenue and Cantu-Galleano Ranch Road, the project applicant shall add a protected right-turn overlap phase in the eastbound direction of Cantu-Galleano Ranch Road.*

Transit Service Analysis

The project area is currently served by the Riverside Transit Authority. The Riverside Transit Authority provides both local and regional services throughout the region with 38 fixed routes, 9 commuter link routes, and Dial-A-Ride services. There are no existing bus routes that travel through the study intersections, and the closest bus stop to the project is 0.75 miles away (used by Bus Routes 3 and 29). Operation of the project would not affect the operation of the bus route. Thus, no impacts would occur.

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 Cantu Galleano Ranch Road and Pier Enterprises Way. In addition, bicycle parking will be provided on the Project site. 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 or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Determination: No Impact.
Source: CEQA Guidelines

Impact Analysis

LOS has been used as the basis for determining the significance of traffic impacts as standard practice in CEQA documents for decades. In 2013, California Senate Bill (SB) 743 was passed, which is intended to balance the need for LOS for traffic planning with the need to build infill housing and mixed-use commercial developments within walking distance of mass transit facilities, downtowns, and town centers and to provide greater flexibility to local governments to balance these often competing needs. At full implementation of SB 743, the California Governor's Office of Planning and Research (OPR) is expected to replace LOS as the metric against which traffic impacts are evaluated, with a metric based on vehicle miles traveled (VMT). On December 28, 2018, the OPR adopted several new changes to the CEQA Guidelines, including the requirement that lead agencies implement a VMT-based analysis, rather than a LOS metric, in reviewing traffic impacts. These changes to the Guidelines, however, also provide a "grace period," and do not require lead agencies to apply a VMT metric until July 1, 2020. Because this Mitigated Negative Declaration is circulated for public review before July 1, 2020, the City, as the lead agency, was not required to use a VMT metric in its analysis of traffic impacts. For this reason, this Mitigated Negative Declaration uses a LOS metric in its traffic analysis as described in Section 3.17 (a) above, and is thus in compliance with the standards in effect at the time of its circulation. As such, there is no impact.

3.17(c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Determination: Less than Significant Impact.
Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The project would construct a gas station with a convenience store, fast food restaurant, and automated car wash, and does not include any incompatible uses, such as farm equipment. The project would also not increase any hazards related to a design feature. Access to the parking lot would be provided via one signalized driveway on Pier Enterprise Way. The driveway and internal drive aisles have been designed to allow for fuel trucks to maneuver around the site. The project site also would also meet the City's design standards and would provide adequate turning space for passenger cars, fire trucks, and delivery trucks. Therefore, the project would have a less then significant impact on increased hazards due to a geometric design feature.

3.16(d) Result in inadequate emergency access?

Determination: No Impact.
Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The proposed project would construct a gas station with a convenience store, fast food restaurant, and automated car wash, that would be permitted and approved in compliance with existing safety regulations, such as the California Building Code and Fire Code (as integrated into the City's Municipal Code) to ensure that it would not result in inadequate emergency access.

The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction, Cantu-Galleano Ranch Road would remain open to ensure

adequate emergency access to the project area and vicinity. Thus, impacts related to inadequate emergency access during construction activities would not occur.

As described above, operation of the proposed project would also not result in inadequate emergency access. Direct access to the project site would be provided from Pier Enterprise Way. The driveway and on-site circulation constructed by the project would be evaluated through the City's permitting procedures to meet the City's design standards that provides adequate turning space for passenger cars, fire trucks, and delivery trucks. The Riverside County Fire Department would review the development plans as part of the permitting procedures to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As a result, impacts related to inadequate emergency access would not occur.

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: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The project site was historically used for agriculture and is currently developed with modern structures and does not contain any historical resources. In addition, substantial ground disturbance has occurred on the project site from previous uses such as the construction of the existing uses. The project site is not eligible for listing in the California Register of Historical Resources, or in a local register of historical resources. The proposed project would not result in an impact to a historical resource.

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: Less than Significant With Mitigation Incorporated.

Source: AB 52 Consultation. Governor's Office of Planning and Research. Tribal Consultation Guidelines, Supplement to General Plan Guidelines. Adopted November 14, 2005. Available at: http://nahc.ca.gov/wp-content/uploads/2019/04/SB-18-Tribal-Consultation-Guidelines.pdf

Plans, Policies, or Programs (PPP)

PPP 3.5-1: Human Remains. Listed previously in Section 3.5, Cultural Resources.

Impact Analysis

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 Soboba Band Luiseño Indians requested consultation and indicated that tribal cultural resources could be present on the site. As a result the AB52 consultation process, the following mitigation measure is required:

Mitigation Measure (MM)

TCR-1- NATIVE AMERICAN MONITORING, TREATMENT OF DISCOVERIES, AND DISPOSITION OF DISCOVERIES.

I.

a) ***TREATMENT PLAN****: Prior to the issuance of a grading permit, the applicant shall submit a treatment plan in accordance with II (b) "Treatment of Discoveries" of this mitigation measure for the review and approval of the Planning Director.*

b) ***ARCHAEOLOGICAL MONITOR****: Prior to the issuance of the grading permit, the applicant shall submit documentation that a qualified archeological monitor meeting the professional standards of the appropriate culturally affiliated Native American tribes or bands. will be present for all ground-disturbing activities. The documentation shall include the archaeological contact information. An archaeological monitor shall be present for all ground-disturbing activates in conjunction with the project.*

II.

a) ***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 (Gabrieleño Band of Mission Indians – Kizh Nation and the Soboba Band Luiseño Indians). The applicant shall coordinate with the Tribe(s) 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. In the event that evidence is provided to the City and Soboba Band Luiseño Indians that monitoring occurred by an archeological monitor meeting the professional standards of the Soboba Band Luiseño Indians for the proposed area of disturbance, Mitigation Measure TCR-1 in its entirety may be waived.*

b) ***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 consulting 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, possible avoidance, and if necessary a 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 procedures (limited to non-destructive analysis), 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, whichever is appropriate. At the completion of the basic field analysis and documentation, any recovered tribal cultural resources shall be temporarily curated according to current professional repository standards until the course for final disposition is determined. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the Jurupa Valley Planning Department, the Eastern Information Center, and the appropriate Native American Tribes.*

c) 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:

1. *The land owner shall accommodate the option for reburial of discovered artifacts onsite. 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.*

2 *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.*

3. *If more than one Native American Group is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center by default.*

4. 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 are less than significant.

3.19 UTILITIES AND SERVICE SYSTEMS

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water, drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?		■		
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple years?			■	
c. 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?				■
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			■	
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				■

3.19(a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water, drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Determination: Less Than Significant Impact.
Sources: Jurupa Community Services District, Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Water Infrastructure

The proposed project is within a developed area and a 2-inch irrigation and 3-inch domestic water line currently exist in Pier Enterprises Way, which is adjacent to the project site. The proposed project would install a new onsite water line that would connect to the existing line in Pier Enterprises Way. The water line would accommodate development of the project site and would not require expansion to serve the proposed project.

The project includes the construction of onsite water lines to support the new development; however, no extensions or expansions to existing infrastructure would be required. The necessary installation of the onsite water supply line is included as part of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this IS/MND. Therefore, the proposed project would not result in the construction of new water facilities or expansion of existing facilities that serve the project area, the construction of which could cause significant environmental effects, and impacts would be less than significant.

Wastewater Treatment
The project would install onsite sewer lines that would connect to an existing 6-inch sewer line located in Pier Enterprises Way, which is adjacent to the project site. The sewer line would accommodate development of the project site and would not require expansion to serve the proposed project. The necessary installation of wastewater infrastructure is included as part of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this IS/MND.

Stormwater Drainage
The project site is relatively flat and generally drains to the southwest. The project would not change the existing natural stormwater flow pattern by having a catch basin in the southwest corner of the site that directs stormwater into an 18-inch storm drain. The storm drain flows into underground infiltration chambers with a 24-inch storm drain flowing away from the project site under Pier Enterprises Way.

Due to the appropriate sizing of the onsite drainage features, operation of the proposed project would not substantially increase stormwater runoff, and the project would not require or result in the construction of new off-site storm water drainage facilities or expansion of existing off-site facilities, the construction of which could cause significant environmental effects. The required installation of onsite drainage features is included as part of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this IS/MND. Overall, impacts related to stormwater drainage facilities would be less than significant.

Conclusion

The installation of the facilities at the locations as described above are evaluated throughout this Initial Study. In instances where impacts have been identified, Plans, Policies, Programs (PPP), 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(b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple years?

Determination: Less Than Significant Impact.

Source: Jurupa Community Services District. 2015 Urban Water Management Plan. Adopted June 27, 2016. Available: https://www.jcsd.us/home/showdocument?id=2843

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

Water supplies to the project area are provided by Jurupa Community Services District, which serves 40.5 square miles of western Riverside County and includes the project area (UWMP 2015). In 2015, the Jurupa Community Services District had a water demand of 22,381 acre-feet, and based on land use and growth projections it anticipated a demand of 24,997 acre-feet in 2020, which would be a 10 percent increase over 2015 demands (an increase of 2,616 acre-feet) (UWMP 2015). The Urban Water Management Plan details that the Jurupa Community Services District has water supply to meet the projected demands over the next 20 years and beyond (UWMP 2015). The Urban Water Management Plan describes that the Jurupa Community Services District has a projected supply of 31,993 acre-feet per year in 2020, and a predicted supply of 40,993 acre-feet per year in 2040.

The proposed project land uses would be consistent with existing land use and growth projections that are included in the Urban Water Management Plan projections; and thus, is included in the Urban Water Management Plan projections and Jurupa Community Services District would be able to meet all of the anticipated water supply needs. Therefore, the proposed project would have sufficient water supplies available to serve the project, and impacts would be less than significant.

3.19(c) 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: No Impact.

Source: Jurupa Community Services District. 2015 Urban Water Management Plan. Adopted June 27, 2016. Available: https://www.jcsd.us/home/showdocument?id=2843

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

Wastewater generated by commercial and industrial customers is transported through the Inland Empire Brine Line (IEBL), which is a pipeline that was constructed to protect the Santa Ana River Watershed from desalter concentrate and various saline wastes. The Inland Empire Brine Line pipeline carries the waste directly to specially-equipped treatment plants operated by the Orange County Sanitation District. The Jurupa Community Services District contributes 0.85 million gallons per day but is allowed 3.493 million gallons per day for conveyance and 0.94 million gallons per day in Orange County Sanitation District (UWMP 2015). The wastewater generated from the project would be accommodated within this capacity. Thus, the wastewater treatment plant has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments, and impacts would not occur.

3.19(d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Determination: Less Than Significant Impact.
Sources: CalRecycle Solid Waste Information System Database. Available: https://www2.calrecycle.ca.gov/SWFacilities/Directory/, CalRecycle Estimated Solid Waste Generation Rates. Available: https://www2.calrecycle.ca.gov/wastecharacterization/general/rates

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

Burrtec Waste Industries serves the project site and solid waste would be taken to the Agua Mesa Transfer Station located approximately 9.5 miles east of the project site at 1830 Agua Mansa Road, Riverside, CA 92509. This landfill is permitted to accept 4,000 tons per day of solid waste (CalRecycle 2019). In June 2019, the landfill disposed of an average of 2,174 tons per day. Thus, having a remaining average capacity of 1,826 tons per day (CalRecycle 2019).

Based on a solid waste generation of 5 pounds per 1,000 square feet per day for commercial uses, identified in the CalRecycle Solid Waste Information System Database, the 9,822 square feet gas station with convenience store, fast food restaurant, and car wash would generate approximately 49 pounds per day, or 343 pounds of solid waste per week (based on a seven-day work week).

Based on the current recycling requirements of AB 939, which require diversion of 50 percent of solid waste away from landfills, the proposed project would result in 172 pounds of solid waste per week, which is within the existing permitted capacity of the Agua Mansa Transfer Station. Therefore, the existing landfills have sufficient permitted capacity to accommodate the project's solid waste disposal need.

Additionally, in 2020, state regulations per AB 341 will become effective, which would 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 reduced to approximately 86 pounds per week. Overall, the solid waste generated by the proposed project would be within the existing permitted capacity of the landfills, and impacts would be less than significant.

3.19(e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Determination: No Impact.
Sources: California Assembly Bill 939 (Sher)

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 proposed project would comply with all regulations related to solid waste. All solid waste-generating activities within the City are subject to the requirements set forth in AB 939, that requires diversion of a minimum of 50 percent of solid waste. In addition, after 2020 all development would be required to divert 75 percent of solid waste pursuant to state regulations. Implementation of the proposed project would be consistent with all state regulations. All projects in the City undergo development review prior to permit approval, which includes an analysis of project compliance with these programs. Therefore, impacts related to compliance with solid waste regulations would not occur.

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?				■

3.20(a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Determination: Less than Significant Impact.
Sources: Jurupa Valley General Plan. Section 8: General Plan Community Safety, Services, and Facilities Element, Figure 8-10, Wildfire severity zones in Jurupa Valley (Jurupa Valley 2017).

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.

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

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the Project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		■		
b. Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		■		
c. Does the Project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		■		

Impact Analysis

3.20(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:

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 Measures (MM)

BIO-1, CR-1, CR-2, GEO-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 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.

3.19(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.

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:

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, CR-1, CR-2, GEO-1, NOI-1, NOI-2, and TCR-1 shall apply.

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 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 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 NOI-2 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, the Project does not have impacts which would cause substantial adverse effects on human beings, either directly or indirectly.

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5.0 REPORT PREPARATION PERSONNEL

LEAD AGENCY:

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Michael Fellows, Senior Planner

6.0 MITIGATION MONITORING REPORTING PROGRAM

PROJECT NAME: MA 16113

DATE: March 16, 2020

PROJECT MANAGER: Michael Fellows, Senior Planner

PROJECT DESCRIPTION: The Project involves the following components:

A. General Plan Amendment (GPA) No. 19004 from BP (Business Park) to CR (Commercial Retail)

B. Change of Zone (CZ) No. 16004 of the subject parcel zone from IP (Industrial Park) to C1/CP (General Commercial).

C. Tentative Parcel Map (TPM) No. 37679 to subdivide the 9.64 parcel into two parcels.

D. Site Development Permit (SDP) 19029 to allow for the construction of a car wash, gas station and restaurant.

E. Conditional Use Permit (CUP) No. 19004 to allow alcohol sales.

PROJECT LOCATION: The Project is located 4685 Pier Enterprise Way. The Project site is identified by the following Assessor Parcel Number: APN: 160-040-043.

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

- ***Plans, Policies, or Programs (PPP)*** – These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduce environmental impacts.

- ***Mitigation Measures (MM)*** – These measures include requirements that are imposed where the impact analysis determines that implementation of the proposed Project would result in significant impacts; mitigation measures are proposed in accordance with the requirements of CEQA.

Plans, Policies, or Programs (PPP) were assumed and accounted for in the assessment of impacts for each issue area. Mitigation Measures were formulated only for those issue areas where the results of the impact analysis identified significant impacts. All three types of measures described above will be required to be implemented as part of the Project.

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
AIR QUALITY			
PPP 3.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.	Engineering Department	During grading	
PPP 3.3-2 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, "Architectural Coatings" Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings.	Building & Safety Department	During construction	
PPP 3.3-3 The project is required to comply with the provisions of South Coast Air Quality Management District Rule 402. The project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.	Building & Safety Department Engineering Department Planning Department	During construction and on-going	
CULTURAL RESOURCES			
PPP 3.5-1: Human Remains. Should human remains be discovered during project construction, the project will be required to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance may occur in the vicinity of the body until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native	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:
American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of notification by the NAHC.			
MM- CR-1: Inadvertent Discoveries. Prior to commencement of grading activities, the City of Jurupa Valley Department of Public Works shall verify that all project grading and construction plans and specifications state that in the event that potential archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist from the City or County List of Qualified Archaeologists has evaluated the find to determine whether the find constitutes a "unique archaeological resource," as defined in Section 21083.2(g) of the California Public Resources Code. Any resources identified shall be treated in accordance with California Public Resources Code Section 21083.2(g). If the discovered resource(s) appears Native American in origin, a Native American Monitor shall be contacted to evaluate any potential tribal cultural resource(s) and shall have the opportunity to consult on appropriate treatment and curation of these resources.	Planning Department	Prior to the issuance of a grading permit	
ENERGY			
PPP 3.6-1: CalGreen Compliance. The project is required to comply with the CalGreen Building Code as included in the City's Municipal Code to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.	Building & Safety Department	Prior to the issuance of building permits	
GEOLOGY AND SOILS			
PPP 3.7-1 California Building Code. The project is required to comply with the California Building Code as included in the City's Municipal Code Chapter 8.05 related to seismic hazards. California Building Code related specifications and geologist and/or civil engineer specifications for the project are required to be incorporated into grading plans and specifications as a condition of project approval.	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:
MM-GEO-1: Paleontological Resources. Prior to the issuance of the first grading permit, the applicant shall provide a letter to the City of Jurupa Valley Building and Safety Division, or designee, from a paleontologist selected from the roll of qualified paleontologists maintained by Riverside County, stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the City. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP shall require paleontological monitoring of excavation of previously undisturbed soil that exceeds depths of five feet. The PRIMP shall state that the project paleontologist may re-evaluate the necessity for paleontological monitoring after 50 percent or greater of the excavations deeper than four feet have been completed. In the event that paleontological resources are encountered, ground-disturbing activity within 100 feet of the area of the discovery shall cease. The paleontologist shall examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered. Criteria for discard of specific fossil specimens will be made explicit. If a qualified paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by project planning, then recovery may be applied. Actions may include recovering a sample of the fossiliferous material prior to construction, monitoring work and halting construction if an important fossil needs to be recovered, and/or cleaning, identifying, and cataloging specimens for curation and research purposes. Recovery, salvage and treatment shall be done at the applicant's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the paleontologist. Resources shall be identified and curated into an established accredited professional repository. The paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource.	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:
HYDROLOGY AND WATER QUALITY			
PPP 3.10-1 Stormwater Pollution Prevention Plan. Prior to grading permit issuance, the project developer shall have a Stormwater Pollution Prevention Plan prepared by a Qualified Stormwater Pollution Prevention Plan Developer in accordance with the City's Municipal Code Chapter 6.05 and the Santa Ana Regional Water Quality Control Board National Pollution Discharge Elimination System Storm Water Permit Order No. R4-2012-0175 (MS4 Permit). The Stormwater Pollution Prevention Plan shall incorporate all necessary Best Management Practices and other National Pollutant Discharge Elimination System regulations to limit the potential of erosion and polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the Stormwater Pollution Prevention Plan and permit periodic inspection of the construction site by the City of Jurupa Valley staff or its designee to confirm compliance.	Engineering Department	Prior to the issuance of grading permits	
PPP 3.10-2 Water Quality Management Plan. Prior to grading permit issuance, the project applicant shall have a Water Quality Management Plan approved by the City for implementation. The project shall comply with the City's Municipal Chapter 6.05 and the Municipal Separate Storm Sewer System permit requirements in effect for the Regional Water Quality Control Board at the time of grading permit to control discharges of sediments and other pollutants during operations of the project.	Engineering Department	Prior to the issuance of grading permits and during construction	
PUBLIC SERVICES			
PPP 3.15-1 School Fees: Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set forth by the Jurupa Unified School District related to the funding of school facilities pursuant to Government Code Section 65995 et seq.	Jurupa Unified School District	Prior to issuance of a building permit or occupancy permit	
TRANSPORTATION			
MM-T-1: At the intersection of Wineville Avenue and Cantu-Galleano Ranch	Engineering Department	During construction	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
Road, the project applicant shall add a protected right-turn overlap phase in the eastbound direction of Cantu-Galleano Ranch Road.			
TRIBAL CULTURAL RESOURCES			
TCR-1- NATIVE AMERICAN MONITORING, TREATMENT OF DISCOVERIES, AND DISPOSITION OF DISCOVERIES. ***I.*** ***c) TREATMENT PLAN****: Prior to the issuance of a grading permit, the applicant shall submit a treatment plan in accordance with II (b) "Treatment of Discoveries" of this mitigation measure for the review and approval of the Planning Director.* ***d) ARCHAEOLOGICAL MONITOR****: Prior to the issuance of the grading permit, the applicant shall submit documentation that a qualified archeological monitor meeting the professional standards of the appropriate culturally affiliated Native American tribes or bands. will be present for all ground-disturbing activities. The documentation shall include the archaeological contact information. An archaeological monitor shall be present for all ground-disturbing activates in conjunction with the project.* ***II.*** ***d) 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 (Gabrieleño Band of Mission Indians – Kizh Nation and the Soboba Band Luiseño Indians). The applicant shall coordinate with the Tribe(s) 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. In the event that evidence is provided to the City and Soboba Band Luiseño Indians that monitoring occurred by an archeological monitor meeting the professional standards of the Soboba Band Luiseño Indians for the proposed area of disturbance, Mitigation*	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:
Measure TCR-1 in its entirety may be waived. ***e)*** ***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 consulting 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, possible avoidance, and if necessary a 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 procedures (limited to non-destructive analysis), 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, whichever is appropriate. At the completion of the basic field analysis and documentation, any recovered tribal cultural resources shall be temporarily curated according to current professional repository standards until the course for final disposition is determined. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the Jurupa Valley Planning Department, the Eastern Information Center, and the appropriate Native American Tribes.* ***f)*** ***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*			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
through one or more of the following methods and provide the Jurupa Valley Planning Department with evidence of same: *2. The land owner shall accommodate the option for reburial of discovered artifacts onsite. 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.* *2 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.* *3. If more than one Native American Group is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center by default.* *4. 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.*			

EXHIBIT B OF ATTACHMENT 1

Conditions of Approval

EXHIBIT B

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

PLANNING DEPARTMENT

1. **ALL - PROJECT PERMITTED.** MA16113 (GPA19004, CZ16004, CUP19004, SDP19029, PCN19001 TPM37679 AND PP24596S1) is for an approval of a gas station, convenience store, restaurant, and carwash to be constructed on Parcel 1 of of TPM37528.

   The entitlements include the following:

   a) **GPA19004**: Change Land Use Designation from Business Park with Business Park Overlay (BP-BPO) to Commercial Retail (CR);

   b) **CZ16004:** Change the zone from Industrial Park (I-P) to General Commercial (C-1/C-P);

   c) **CUP19004:** The operation of a gasoline service station and convenience store with concurrent beer and wine sales for off-site consumption;

   d) **SDP19029:** The construction of a carwash, and drive-thru restaurant.

   e) **PCN19001** Sale of alcoholic beverages for off-site consumption in an over-concentrated census tract.

   f) **TPM37528**: Subdivision of a 9.64 acre parcel into two parcels

2. **ALL - INDEMNIFY CITY.** The applicant, the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor"), shall indemnify, defend, and hold harmless the City of Jurupa Valley and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the

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

3. **ALL - CONSENT TO CONDITIONS.** Within thirty (30) days after project approval, the owner or designee shall submit written consent to the required conditions of approval to the Planning Director or designee.

4. **ALL - MITIGATION MEASURES.** This project shall be subject to, and comply with, all of the mitigation measures set forth in the Mitigation Monitoring and Reporting Program adopted by the City Council Resolution No. 2020-__ in connection with the certification of the Mitigated Negative Declaration (MND) prepared for the project.

5. **ALL - FEES.** The approval of MA16113 (GPA19004, CZ16004, CUP19004, SDP19029, PCN19001 TPM37679) shall not become effective until all planning fees associated with the entitlements have been paid in full.

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

   a) Architectural Plans dated March, 2020

   b) Colored Elevations dated October, 2018

   c) Colors and Materials Sheet

   d) Tentative Parcel Map, dated January, 2020

7. **ALL - INCORPORATE CONDITIONS**. **Prior to the issuance of any building permit**, the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the project's final approval.

8. **CUP - APPROVAL PERIOD – CONDITIONAL USE PERMIT.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By "use", it shall mean the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to one (1) year of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, it shall become null and void.

9. **TPM - APPROVAL PERIOD – TENTATIVE PARCEL MAP.** An approved or conditionally approved tentative parcel 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.

10. **SDP – DESIGN OF SIGNAGE**. Signage shall be architecturally compatible with the overall project.

11. **SDP – WINDOW ADVERTISING SIGNAGE.** Window signage shall be prohibited. Advertisement signage on exterior walls is also prohibited, unless approved through a permit by the Planning Department.

12. **ALL – PLANNING REVIEW OF GRADING PLANS**. **Prior to the issuance of any grading permit**, the aesthetic impact of slopes and grade differences where the project adjoins streets or other properties shall be approved by the Planning Director.

13. **GRAFFITI PROTECTION FOR WALLS**. **Prior to the issuance of any building permit,** the applicant shall submit a plan that includes anti-graffiti coating or protection for the exterior side of all perimeter walls and exterior of building walls to half the height of the structure, or 12 feet, whichever is greater, for City review and approval.

    The anti-graffiti coating shall be applied to the walls **prior to the issuance of the first Certificate of Occupancy for this project.**

    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.

14. **PEDESTRIAN ON-SITE PATHWAYS.** All on-site pedestrian access pathways shall be constructed with decorative paving such as colored concrete pavers or stamped concrete to the satisfaction of the Planning Director.

15. **EFFECTIVE DATE OF CONDITIONAL USE PERMIT (SALE OF BEER AND WINE).** The Conditional Use Permit shall not take effect until the following conditions of approval are satisfied:

    a) **Security System.** The applicant shall install (1) an alarm system and (2) a surveillance monitoring system. The surveillance monitoring system shall include the surveillance monitoring of all entrances and exits. The surveillance plan shall be reviewed and approved by the Planning Department and by the Riverside County Sheriff's Department.

    b) **L.E.A.D. Certificate.** The applicant and any employees of the retail selling alcoholic beverages for off-site consumption shall provide the "Licensee Education on Alcohol and Drugs" (L.E.A.D.) completion certificate to the Planning Department.

16. **ADDITIONAL REQUIREMENTS RELATED TO SALE OF BEER & WINE FOR CONVENIENCE STORE AT GAS STATION.**

    a) **Education for Public.** Applicant shall educate the public regarding laws related to alcohol such as driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages. Applicant shall provide proof of satisfying the condition when requested by the City.

    b) **Permitted Display/Storage Locations of Beer and Wine.** The display or storage of alcoholic beverages shall only be as shown on the approved floor plans. No displays of beer and wine within 5 feet of any entrance or checkout

counter. Cold beer or wine must be sold or displayed in permanently fixed electrical coolers only.

c) **On-site Advertisement for Beer or Wine.** No advertising of alcoholic beverages on gasoline islands; no lighted advertising of alcoholic beverages on the exterior of the building or within window areas.

d) **Employees' Minimum Age to sell alcohol.** Employees must be at least 21 years of age if selling any alcoholic beverages between the hours of 10:00 pm and 2:00 am.

e) **Drive-Thru Sales Prohibited.** If future development included a drive-thru for the convenience store, the following restriction shall apply: no alcoholic beverage sales shall be made from a drive-in window.

17. **LIMITED SALES OF ALCOHOLIC BEVERAGES.** The following types of alcoholic beverages (beer and wine) for off-site consumption are prohibited:

a) Single can or bottle of alcoholic beverage less than or equal to forty (40) ounces.

b) Packages containing less than six (6) cans, or bottles, to a case.

18. **DELIVERIES. Restricted Loading / Unloading Times.** Hours of delivery for the project site shall only occur between the hours of 7:00 am – 6:00 pm on Mondays to Fridays. Failure to comply with this condition is a violation of this approval of MA16113 (CUP19004, PCN19001 and SDP19029). If the applicant does not correct the violation or has repeatedly violated this condition, the applicant shall be subject to a Planning Commission's public hearing to resolve the violation. If the violation cannot be cured for any reason after the Planning Commission's public hearing, MA16113 (CUP19004, PCN19001 and SDP19029) may be subject to revocation.

19. **TRASH COLLECTION. Prior to the issuance of any building permit**, the applicant shall submit plans to include the trash collection with details and specification to the Planning Department for review and approval. Walls of the enclosure and any solid gates shall have graffiti protection coating. In addition, the applicant shall submit an approval or clearance letter from the waste collection agency to the Planning Department.

20. **OUTDOOR LIGHTING.** The applicant shall provide sufficient outdoor lighting after dusk. All outdoor lighting fixtures shall be maintained in good condition. Light fixtures shall be shielded to prevent any light to flood onto adjacent properties.

Photometric Plan. A photometric plan which provides ample site coverage and prevents spillage and glare onto adjacent properties shall be approved by the Planning Director.

21. **IMMEDIATE REMOVAL OF LOITERERS.** The applicant shall remove any loiterer once discovered. If the applicant fails to immediately remove any loiterer, the Conditional Use Permit and Determination of Public Convenience or Necessity for the sale of beer and wine for off-site consumption may be subject to revocation.

22. **ACCESS POINTS OF THE CONVENIENCE STORE.** All exterior access points to the building shall be secured and illuminated to identify any person and/or activity during late night hours. Employees shall limit trash removal and any unnecessary opening of exterior access points during late night hours.

23. **MAINTENANCE OF PROPERTY.** The applicant shall maintain the gas station, convenience, and restaurant property, and it shall be kept free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.

24. **SDP - ROOFTOP EQUIPMENT.** All rooftop equipment shall be screened from public view with an architectural feature consistent with the design of the structure.

25. **SDP - ON-SITE LANDSCAPING.**

    a. **The following items shall be approved by the Planning Director prior to the issuance of a Building permit for the first commercial building included contained in this approval**:

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

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

        iii. Completed City Faithful Performance Bond for Landscape Improvements form with original signatures after the City provides the applicant with the required amount of bond.

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

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

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

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

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

26. **SDP - OFF-SITE LANDSCAPING IN CALTRANS ROW.**

    a) The applicant shall submit landscape and irrigation plans for the Caltrans right-of-way adjacent to this project site to the Planning Director for approval.

    b) The applicant shall use its best efforts to obtain approval from Caltrans to landscape and irrigate the Caltrans right-of-way. In the event that Caltrans do

not approve of landscaping this area, the applicant is relieved of the requirement of this condition in its entirety.

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

28. **SDP – BICYCLE FACILITIES.** Plans for bicycle facilities shall be approved by the Planning Director **prior to the issuance of the first building permit**. Bicycle facilities shall be designed in accordance with the Specific Plan.

29. **SDP – FUEL STORAGE TANK SCREENING.** Both the fuel storage tanks and the catwalk shall be screened with a screen wall and landscaping to the satisfaction of the Planning Director. The fuel storage tank and catwalk shall be painted to match the screening wall. Plans shall be approved by the Planning Director prior to the issuance of the building permit.

30. **SDP – GAS STATION CANOPY.** The gas station canopy shall be redesigned with a hip roof and a façade that is built with the same type of materials (e.g. concrete roof tile, stucco) and finished with the same colors as the gable roof and façade on the convenience store to the satisfaction of the Planning Director. Plans shall be approved by the Planning Director **prior to the issuance of the first building permit**.

31. **SDP – VACUUM CANOPY AND EQUIPMENT.** The shade cover shall be made of a rigid material (the use of fabric materials is prohibited), and the mechanical equipment shall be screened or concealed to the satisfaction of the Planning Director. Plans shall be approved by the Planning Director **prior to the issuance of the first building permit.**

32. **SDP – FUEL TANK REFUELING.** To avoid the fuel truck from obstructing required traffic circulation, plans shall designate the fuel truck parking area with asphalt striping that designated "no parking" **prior to the issuance of the first building permit**.

33. **SDP - JARPD CFD**. **Prior to the issuance of any building permit,** the applicant shall annex into the existing Jurupa Area Recreation and Park District (JARPD) District-Wide Community Facilities District (CFD) or form a new Community Facilities District (CFD) to contribute to the cost of park maintenance**.**

34. **SDP – JCSD, WATER SERVICE CONNECTION. Prior to issuance of any building permit,** The applicant shall receive approval from JCSD to provide a separate off-site water service connection for each parcel or an alternative connection method as determined by the JCSD.

35. **SDP - JARPD FEES. Prior to the issuance of any building permit**, the applicant shall submit proof of satisfying any fees, dedications, or requirements by the Jurupa Area Recreation and Park District to the Building Official.

36. **ALL - IMPACT FEES. Notwithstanding the Mitigation Monitoring and Reporting Program (MMRP),** 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.

37. **SDP - SALE OF INDIVIDUAL BUILDINGS.** 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 General Plan Amendment (GPA 19002), Change of Zone (CZ 16004), Public Use of Necessity (PCN 19001), Conditional Use Permit (CUP 19004), Site Development Permit (SDP 19029), and Tentative Parcel Map (TPM 37679); being the subdivision of a portion of parcel 4 of Parcel Map No. 29537, Book 215 of Parcel Maps, pages 66 through 69 inclusive, and a portion of the northeast quarter of fractional Section 18, Township 2 South, Range 6 West, San Bernardino base and meridian, in the County of Riverside, State of California; approximately 9.64 acres into two commercial parcels; and the development of a gas station on one of the aforementioned parcels.

Exhibits titled Tentative Parcel Map No. 37679, prepared by Fuscoe Engineering, dated January 14, 2020; and 11865 Cantu Galleano Ranch Road Conceptual Grading Plan, prepared by Fuscoe Engineering, dated January 14, 2020 are hereby referenced.

1.2. It is assumed that any easements shown on the referenced exhibit are shown correctly and include all the easements that encumber the subject property. The Applicant shall secure approval from all (if any) easement holders for all grading and improvements which are proposed over the respective easement or provide evidence that the easement has been relocated, quitclaimed, vacated, abandoned, easement holder cannot be found, or is otherwise of no affect. Should such approvals or alternate action regarding the easements not be provided, the Applicant may be required to amend or revise the permit application.

1.3. Cantu-Galleano Ranch Road is a paved, City maintained street identified as an Urban

Arterial road by the City's General Plan, with an ultimate right-of-way width of 152 feet.

1.3.1. There is no additional dedication of right-of-way required along the subdivision frontage. If necessary, dedication of right-of-way at Pier Enterprises Way approach will be required to accommodate public improvements, such as ADA curb ramps, within the right-of-way.

1.3.2. Applicant will be required to provide parkway improvements along Cantu-Galleano Ranch Road. Improvements include, but are not limited to, curb adjacent landscaping and 6-foot sidewalk.

1.4. The maintenance of onsite improvements such as but not limited to, BMPs, asphalt and landscape maintenance and repairs, shall be responsibility of the property owner and be part of the CC&Rs for the project.

2. PRIOR TO PARCEL MAP RECORDATION (ENGINEERING)

2.1. Offsite improvements shall be constructed prior to map recordation; in such case improvements are not completed prior to map recordation, the applicant shall place a bonds as corresponding with the City of Jurupa Municipal Code and Riverside County ordinances and standard practices.

2.2. No final parcel map shall be recorded until all other applicable Planning applications have been approved.

2.3. After approval of the tentative parcel map and prior to the expiration of said map, the Applicant shall cause the real property included within the tentative parcel map exhibit, or any part thereof, to be surveyed and a final map thereof prepared in accordance with the current city engineer's requirements, conditions of approval of the tentative map, and in accordance with Title 7 Subdivisions of the Municipal Code.

2.4. Easement(s) for necessary streets and public utilities shall be dedicated and shown on the final parcel map in accordance with Title 7 of the Municipal Code and these conditions of approval. It is understood that the tentative map exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that the omission or unacceptability may require that the Applicant amend or revise the tentative map as may be necessary to allow a finding on the final map of substantial conformance.

2.5. Prior to parcel map recordation, the applicant is required to submit, for review and approval of the City Engineer, a rough/mass grading plan for the subdivision site.

2.6. Dedication of right-of-way at driveway entrances to accommodate public utilities shall be provided, from BCR to ECR and as approved by the City Engineer.

2.7. Final parcel map shall dedicate abutter's access restriction along Cantu-Galleano Ranch Road.

2.8. Any easement not owned by a public utility, public entity or subsidiary, which is not relocated or eliminated, prior to final parcel map approval, shall be delineated on the

final parcel map and additionally the name of the easement holder and the nature of its interests shall be shown.

2.9. The Applicant shall submit to the City for review and approval of the City Attorney the covenants, conditions, and restrictions (CC&Rs) applicable for the project.

2.10. The Applicant shall provide plans for approval of the city engineer for all public and private improvements, including but not limited to, street improvements, traffic signal plans, sidewalk improvements, street lighting improvements, water system improvements, sanitary sewer system improvements, and landscape / irrigation improvements. The following improvements are required and must be clearly shown on the street improvement plans, applicant shall be responsible for referencing the Mitigation Measures associated with this project and show any other applicable improvements per the findings of the Traffic Impact Analysis:

2.11. The Applicant is responsible for the preparation of improvement plans. All required plans shall conform to the City's Municipal Code, Riverside County Road Improvement Standards, and all other relevant laws, rules, and regulations governing grading in the City of Jurupa Valley. Improvement plans shall be approved and securities in place prior to the issuance of any grading.

2.11.1. Applicant will be required to prepare Street Improvement plans for Cantu-Galleano Ranch Road along the project frontage. Applicant will be required to prepare and construct improvements within the right-of-way for review and concurrence of the City Engineer.

2.11.1.1. Improvements shall include 6-foot sidewalk and landscaped parkway.

2.11.1.2. Landscape within the public right-of-way will require separate plans to be reviewed and approved by the City Engineer. See condition 2.11 for details.

2.11.1.3. Applicant will be responsible for any, if any, utility relocation needed in order to provide the required parkway improvements.

2.11.1.4. Applicant will be responsible for protecting in place all existing improvements and replacing any damage that occurs during the construction of the project to the satisfaction of the City Engineer.

2.11.1.5. Improvement plans for traffic signal timing and coordination shall be submitted; for traffic signal at Piers Way and Cantu-Galleano Ranch Road intersection interaction with neighboring signals as determined and approved by City Engineer.

2.12. Applicant is required to annex into Jurupa Valley Landscape & Lighting Maintenance District 89-1-C for maintenance of the landscape parkway improvements. The Applicant shall submit landscape and irrigation plans for review and approval of the City Engineer.

2.12.1. The annexation shall be in a manner approved by the City Engineer and City Attorney.

2.12.2. For landscaping within public road rights-of-way separate landscape and

irrigation plans shall be prepared for approval of the City Engineer. The improvements shall comply with the City's Submittal Guideline and Riverside County Ordinance 461, and Riverside County Ordinance 859, as adopted by the City.

2.12.3. Landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public rights-of-way.

2.12.4. Applicant shall prepare Landscape and Irrigation plans for annexation. Plans shall be prepared per Riverside County Ordinance 859 and per the City's submittal guidelines and package.

2.12.5. Improvements to be included in the annexed zone include, but are not limited to, the maintenance of the following:

a) Parkway landscape maintenance;
b) Parkway tree trimming.

3. PRIOR TO GRADING PERMIT (ENGINEERING)

3.1. A project related preliminary soils evaluation report was previously prepared; report titled Geotechnical Report, prepared by Coleman Geotechnical, dated October 16, 2019. Prior to approval of the grading plan, the applicant shall submit for review and approval of the City Engineer a final project specific final geotechnical report.

3.1.1. Soils report shall address comments on the March 10, 2020 comment memo prepared by the Engineering department in response to the Planning department; comments include, but are not limited to:

a) Updated references to 2019 California Building Code.
b) Information regarding 2015 site overexcavation.
c) Clarification on remedial grading of proposed gas station site.
d) Recommendations for excavations for underground infiltration storage tanks in proximity to SCE easement – if applicable.

3.1.2. Grading of the site shall be per the recommendations of the geotechnical report as reviewed and approved by the Engineering department. All recommendations of the report shall be incorporated in the grading plan.

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

3.1.4. The Geotechnical/Soils Engineer must sign the grading plan.

3.1.5. The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the most current version of the California Building Code at time of permit issuance, Riverside County "Geotechnical Guidelines for Review of Geotechnical and Geologic Reports", and the current standard.

3.2. The Applicant shall prepare a "rough" grading plan or a combined "rough and precise"

grading plan for the entire site.

3.2.1. The grading plan shall be prepared under the supervision of a civil engineer licensed in the state of California (Project Civil Engineer) and he/she must sign the plan. The printed name and contact information of the Project Civil Engineer shall be included on the face of the grading plan. The grading plan shall be approved by the City Engineer.

3.2.2. The grading plan shall provide for acceptance and proper disposal of all off-site drainage flowing onto or through the site. Should the quantities of flow exceed the capacity of the conveyance facility, the Applicant shall provide adequate drainage facilities and/or appropriate easement(s), if necessary, as approved by the City Engineer.

3.2.3. 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.

3.2.4. 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. 207A. Existing driveway approaches, if any, shall be removed and replaced with full height curb.

3.2.5. Applicant is responsible of obtaining all (if any) required permission for any work over or affecting easements within the project boundary. Applicant shall provide written proof of authorization from easement holders to the Engineering Department prior to grading plan approval.

3.3. Prior to approval of the grading plan, the Applicant shall prepare, or cause to be prepared, a final WQMP in conformance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCD) requirements for processing with and approval of the City Engineer. The water quality management features and facilities to be constructed shall be shown on the project's site grading plans or separate post-construction BMP improvement plans for approval of the City Engineer. The property owner shall enter into a Water Quality Management Plan and Stormwater BMP Operation and Maintenance Agreement with the City. The agreement shall be recorded and a certified copy shall be provided to the City Engineer.

3.4. Grading agreement and securities shall be in place prior to grading permit issuance.

3.5. Where grading involves import or export using City streets, the Applicant shall obtain approval of the haul route and a haul route permit from the Public Works Department.

3.6. Prior to approval of the grading plan the Applicant shall prepare a final hydrology and hydraulics report consistent with the final grading plans, and including analysis of offsite drainage tributary to the site, for approval of the City Engineer.

3.6.1. All drainage and storm drain improvements shall be designed in accordance with Riverside County Flood Control & Water Conservation District's (RCFCD) standards. The receiving drainage facilities shall be analyzed to determine the extent of any

downstream control or restrictions that might affect this site or other properties. All drainage improvements shall be designed to accommodate 100-year storm flows.

3.6.2. Drainage in streets shall comply with RCFCD standards which require that 10-year flows be contained within the tops of curbs and 100-year flows be contained within the right-of-way. Additional drainage facilities may be required in the streets as necessary to satisfy this requirement.

3.7. The grading plan shall provide for acceptance and proper disposal of all off-site drainage flowing to or through the site. Should the quantities exceed the street capacity, the Applicant shall provide adequate drainage facilities and/or appropriate easements as approved by the City Engineer. All drainage easements shall be shown and clearly identified on grading plans.

3.8. The grading plan shall provide for protection of downstream properties from damages caused by alteration of the drainage patterns, e.g. increase, 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 as necessary.

3.9. Temporary erosion control measures shall be implemented immediately following any grading to prevent transport and deposition of debris onto downstream properties, public rights-of-way, or other drainage facilities. Erosion Control Plans showing these measures shall be submitted along with the grading plan for approval by the City Engineer.

3.10. Prior to approval of the grading plan for disturbance of one or more acres the Landowner shall provide evidence that it has prepared and submitted to the State Water Resources Control Board (SWRCB) a Storm Water Pollution Prevention Plan (SWPPP). The SWRCB issued WDID number shall be included on the face of the grading plan.

4. PRIOR TO ISSUANCE OF BUILDING PERMIT (ENGINEERING)

3.1 The Project geotechnical/soils engineer shall provide a Final Grading Certification, certifying to the completion of the grading in conformance with the approved grading plans, the recommendation of the Geotechnical/Soils report approved for this project and the California Building Code.

3.2 The Applicant shall provide improvement plans for approval of the City Engineer for all public improvements including, but not limited to, street improvements (traffic signal timing), parkway improvements, landscape and irrigation. Agreements and securities for all street improvements shall be submitted for acceptance prior to Building permit Engineering sign-off.

3.3 The Applicant is responsible for the completion of all post-construction 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).

3.4 Applicant shall form, or annex to if one already exists, a Community Facilities District (CFD) in order to provide funding for City Public Safety Services. The formation or annexation to a CFD for Public Safety Services shall be in a manner approved by the City Engineer and City Attorney. Participation in a CFD is intended to fully mitigate the incremental impact of new development on City public safety costs and maintain such

levels service at the standards established in the City's General Plan.

3.5 he annexation process to Jurupa Valley Landscape & Lighting Maintenance District 89-1-C associated with this project shall be finalized.

5. PRIOR TO OCCUPANCY

5.1. Rights-of-way for streets and public utilities purposes shall be dedicated in accordance with these conditions of approval.

5.2. The applicant shall provide fair share payment for interconnect from Cantu-Galleano Ranch Road to Wineville Avenue. Applicant is responsible for submitting cost estimate to the Engineering department for review and approval of final amount by the City Engineer.

5.3. The Applicant is responsible for the completion of all grading and all improvements in the public rights-of-way and for compliance with all other requirements applicable to the public rights-of-way in accordance with the City Engineer and the approved plans.

5.3.1. Landscape and irrigation improvements within the parkway shall be completed and accepted by the City Engineer.

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

Applicant's name (Print Form): _____

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

ATTACHMENT NO. 2

Applicant's Written Statement of Justification

Public Convenience and Necessity

1. **The type of license requested from ABC**

- Type 20 (Beer and Wine) for off-site consumption for proposed convince store
- Type 41 (Beer and Wine) for on-site consumption for proposed restaurant/quick serve restaurant.

2. **Whether the requested license is an existing license**

- No

3. **Name, address and telephone number of applicant**

- Pier Enterprises Group Inc

  4685 Pier Enterprises Way

  Jurupa Valley CA 91752

4. **Name, address and telephone number of proposed business;**

- Tenant is Circle K for the convenience store. Tenant for restaurant is proposed to be a Mexican place.

5. **A written statement of justification**

1. The sale of alcohol is an ancillary use to the primary use of the convenience store and restaurant. For the convenience store, only around 4% of the total sales area would be devoted to alcohol sales which is below the city's max of 10%. Furthermore, the proposed sale of alcoholic beverages is consistent with similar convenience stores located throughout the city and competitors of the proposed convenience store. In addition, there are no sensitive land uses in close proximity to the subject location, residential uses/ schools are more than 1000ft away from the subject property. Although the project is within a census tract that is overconcentrated, the census tract extends over to Eastvale and most of the licenses are within that city.
2. The proposed sale of alcohol will be conducted as an ancillary use to the primary use. The Riverside County Sheriff's Department have provided a letter in support of the project and have even described the project as possibly deterring crime. The store will be located in a predominately industrial land use area with no land uses within 1000ft of the site and no adverse impacts from noise, odor and light are expected to the community. Although alcohol sales comprise a very small percentage of sale area as with all convenience stores, the availability of alcohol is essential to the financial viability as customers expect to be able to purchase these items at this location as with

others. The project will not be financially viable without the alcohol sales and the whole project is expected to enhance the economic viability of the area and generate tax revenue for the city.

3. The background of the proposed licensee and the history of the premise or any premise the applicant has operated in the past is not detrimental to the health and safety and welfare of the community. The convenience store will implement the following components to comply with all rules and regulations for the sale and display of alcoholic beverages:

- The convenience store and specifically the four (4) cooler doors for alcoholic beverages will be under constant closed circuit TV surveillance. The entire project will be under CCTV surveillance 24 hours a day 7 days a week.
- The cooler doors for alcoholic beverages will be manually or automatically locked at 2:00am and not unlocked until 8:00am in the morning to prohibit any sale during the prohibited hours.
- Each employee who will work in the convenience store will have to go through the State of California's ABC license training and certification program to sell alcoholic beverages in the store.
- Post decals on the front of the entrance of the convenience store clearly advising all patrons that the store is under constant CCTV surveillance.
- Implementation of an employee training manual for the sale of alcoholic beverages

ATTACHMENT NO. 3

ABC Active Off-Sale Report

Results for: Active Off-Sale Retail License

County: RIVERSIDE County
Census Tract: 406.07

Report Date: Friday, April 17, 2020

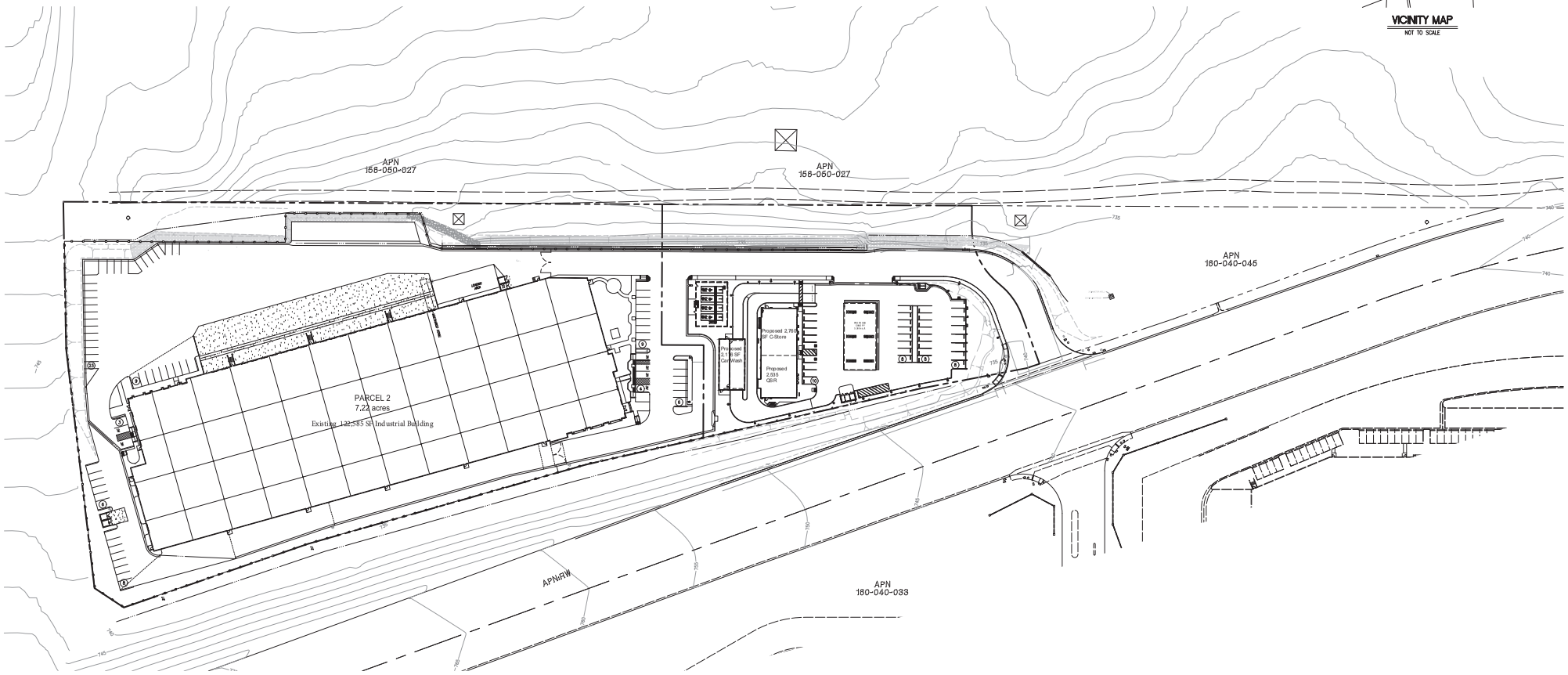
Show 10 entries

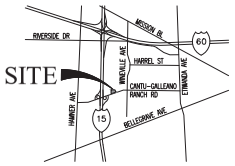
Search:

License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name	Geo Code
15366	ACTIVE	20	07/02/1948	06/30/2020	GALLEANO WINERY INC	4231 WINEVILLE AVE, MIRA LOMA, CA 91752 Census Tract: 0406.07	GALLEANO WINERY INC	3300
387594	SUREND	20	06/26/2002	06/30/2020	COSTCO WHOLESALE CORPORATION	11600 RIVERSIDE DR, MIRA LOMA, CA 91752-1498 Census Tract: 0406.07	COSTCO WHOLESALE 960	3300
412910	ACTIVE	21	08/18/2004	06/30/2020	VONS COMPANIES INC THE	6170 HAMNER AVE, EASTVALE, CA 91752-3121 Census Tract: 0406.07	VONS 2688	3328
425618	SUREND	20	06/24/2005	05/31/2020	TARGET CORPORATION	12471 LIMONITE AVE, EASTVALE, CA 91752-2457 Census Tract: 0406.07	TARGET T1961	3328
510719	ACTIVE	21	09/21/2012	06/30/2020	TARGET CORPORATION	12471 LIMONITE AVE, EASTVALE, CA 91752-2457 Census Tract: 0406.07	TARGET T1961	3328
544200	ACTIVE	20	05/30/2014	04/30/2021	SADGURU KRUPA CORPORATION	5800 HAMNER AVE, EASTVALE, CA 91752-1558 Census Tract: 0406.07	LAKE MART	3328
571595	ACTIVE	21	07/29/2017	06/30/2020	SMART & FINAL STORES LLC	13346 LIMONITE AVE, EASTVALE, CA 92880 Census Tract: 0406.07	SMART & FINAL STORE # 789	3328
578135	ACTIVE	20	01/11/2018	12/31/2020	LAMA OIL INC	12515 RIVERSIDE DR, EASTVALE, CA 91752 Census Tract: 0406.07	HAMNER CHEVRON	3328
585584	ACTIVE	21	06/13/2018	06/30/2020	COSTCO WHOLESALE CORPORATION	5030 HAMNER AVE, EASTVALE, CA 91752 Census Tract: 0406.07	COSTCO WHOLESALE 1317	3328
603575	ACTIVE	20	03/27/2019	06/30/2020	7 ELEVEN INC	4070 ETIWANDA AVE, STE A, JURUPA VALLEY, CA 91752-1417 Census Tract: 0406.07	7-ELEVEN STORE 37720A	3329

ATTACHMENT NO. 4

Architectural Plans





VICINITY MAP

NOT TO SCALE

Industrial Parcel Summary

Property Area:		
Proposed Property Area	314,503SF	**COVERAGE:** 7.22 AC
Building Structure Area:		
Existing Industrial Building	122,585 SF	**COVERAGE:** 39%
Parking:		
Existing Parking	112 stalls	
Required Parking (1 space/2 employees)	58 stalls	
Proposed Parking	68 stalls	

Gas Station Site Summary

PROPERTY AREA:				
Area of Improvements	51,934 S.F.	**COVERAGE:**		1.19 Acres
PROPOSED BUILDING STRUCTURES AREA:				
New C-Store Building	2,760 S.F.	**COVERAGE:**		5.35 %
New QSR Building	2,532 S.F.	**COVERAGE:**		4.90 %
New Car Wash	2,176 S.F.	**COVERAGE:**		4.22 %
New Gas Canopy	3,360 S.F.	**COVERAGE:**		6.51 %
New Trash Enclosure	168 S.F.	**COVERAGE:**		0.33 %
TOTAL PROPOSED AREA:	10,996 S.F.	**COVERAGE:**		21.30 %
PARKING/LOT AREA:	23,046 S.F.	**COVERAGE:**		44.63 %
LANDSCAPE AREA:	9,839 S.F.	**COVERAGE:**		18.97 %
PARKING SPACE ANALYSIS:				
REQUIRED PARKING	**PARKING RATIO**	**SIZE / RATE**		**REQUIRED**
C-Store Building	1 Per 200 S.F.	2,760 S.F.		14 Stalls
Food Retail				
Dining Area (30%)	1 Per 45 S.F.	765 S.F.		17 Stalls
Employees	1 Per 2 Ea.	10 Ea.		5 Stalls
Gas Canopy				4 Stalls
Total Stalls Required				40 Stalls
PROVIDED PARKING:		**SIZE**		**PROVIDED**
Regular Stalls		8'-0" x 18'-0"		24 Stalls
Regular Stalls		11'-0" x 18'-0"		8 Stalls
Handicap Stalls (Van Accessible)		8'-0" x 18'-0"		2 Stalls
Loading Zone		10'-0" x 40'-0"		1 Stalls
Fueling Positions				12 Stalls
Total Stalls Provided				47 Stalls

Scale: 1" = 50'

IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a 2 working days notice to be given to underground service alert before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number call
CALL TOLL FREE
48 HOURS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
1-800-227-2600

REGISTERED PROFESSIONAL ENGINEER
STEVEN L. ELLIS
NO. C 047255
Exp. 12/31/21
CIVIL
STATE OF CALIFORNIA

STEVEN L. ELLIS DATE
R.C.E. No. 47255 expires 12/31/21

FUSCOE ENGINEERING
28930 Inland Empire Boulevard, Suite B,
Ontario, California 91761-4
tel 909.988.1.06.76 fax 909.988.0.696
www.Fuscoe.com

DATE	BY	MARK	REVISIONS	APPR.	DATE

DESIGNED BY DRAWN BY CHECKED BY:

CITY OF JURUPA VALLEY

APPROVED _____ 20 __

BY: _____

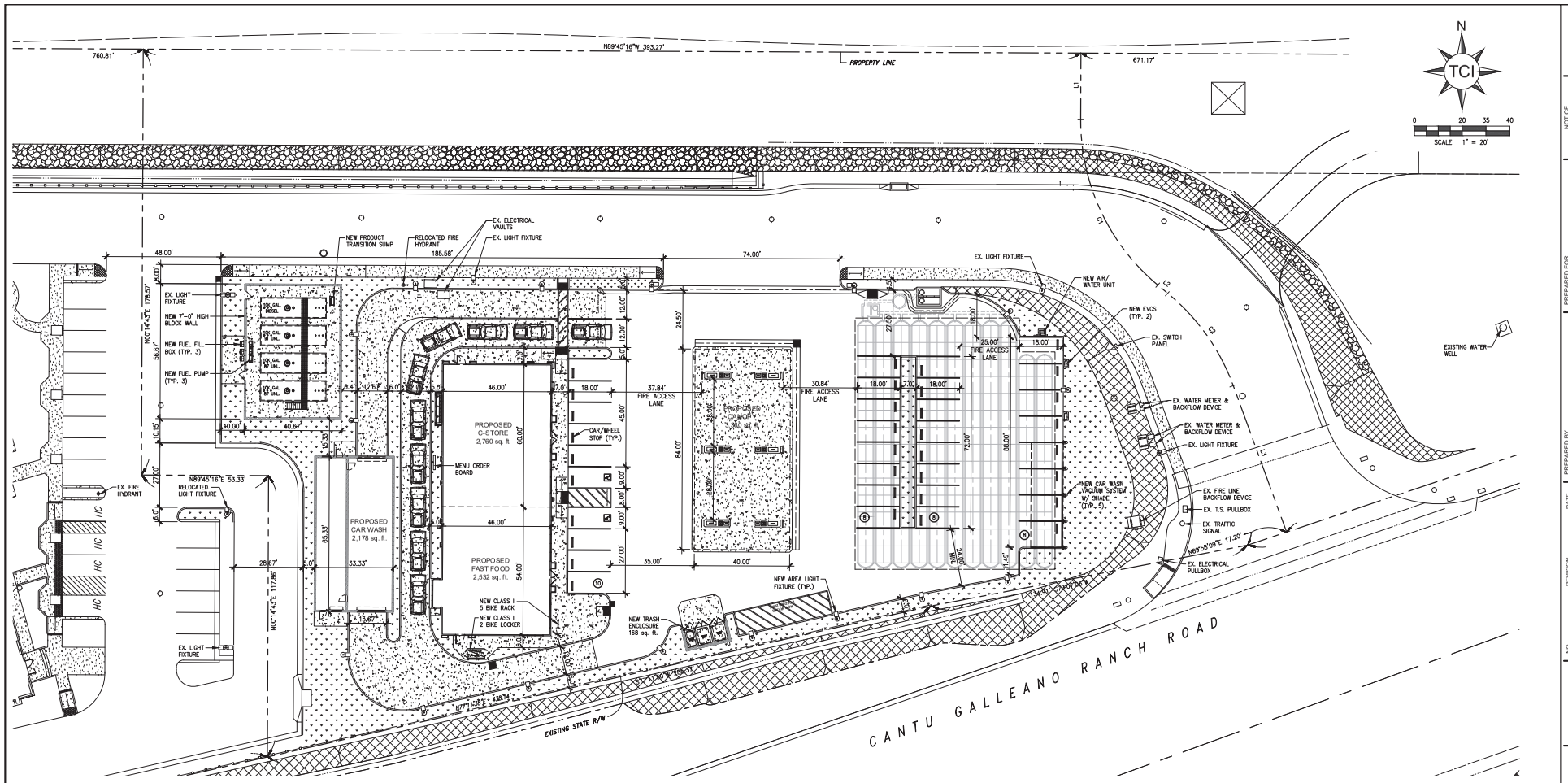
CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

OVERALL SITE PLAN

PREPARED FOR: PIER ENTERPRISES GROUP INC

SHEET 1 OF 1

F:\PROJECTS\187\187-PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\CONSEPT\187-CGTPMNOTPM.DWG (11-16-20 10:15:50AM) Plotted by: Carlos Aguirre



NOTE:
THE PROPOSED FUEL SYSTEM FOR THE SERVICE STATION DOES NOT INCLUDE A HEALY TANK AIR SEPARATOR SYSTEM.

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	79.76	90.00'	50°46'26"
C2	47.92	90.00'	30°30'35"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	27.75	S00°15'05"W
L2	4.80	S47°27'26"E
L3	65.21	S20°00'46"E

SITE SUMMARY

PROPERTY AREA:				
Area of Improvements:	51,634	S.F.	**COVERAGE:**	1.19 Acres
PROPOSED BUILDING STRUCTURE(S) AREA:				
New C-Store Building:	2,760	S.F.	**COVERAGE:**	5.35 %
New QSR Building:	2,532	S.F.	**COVERAGE:**	4.90 %
New Car Wash:	2,178	S.F.	**COVERAGE:**	4.22 %
New Gas Canopy:	3,360	S.F.	**COVERAGE:**	6.51 %
New Trash Enclosure:	168	S.F.	**COVERAGE:**	0.33 %
TOTAL PROPOSED AREA:	10,998	S.F.	**COVERAGE:**	21.30 %
PARKING LOT AREA:	23,046	S.F.	**COVERAGE:**	44.63 %
LANDSCAPE AREA:	9,639	S.F.	**COVERAGE:**	18.67 %

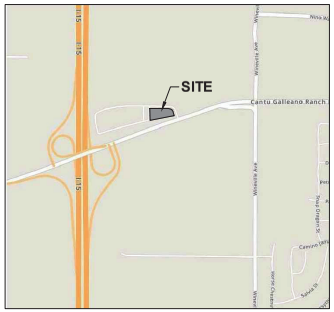
PARKING SPACE ANALYSIS:

REQUIRED PARKING:	**PARKING RATE**	**SIZE / RATE**	**REQUIRED**
C-Store Building:	1 Per 200 S.F.	2,760 S.F.	14 Stalls
Food Retail:			
Serving Area (30%):	1 Per 45 S.F.	760 S.F.	17 Stalls
Employees:	1 Per 2 Ea.	10 Ea.	5 Stalls
Gas Canopy:			4 Stalls
Total Stalls Required:			40 Stalls

PROVIDED PARKING:	**SIZE**	**PROVIDED**
Regular Stalls:	9'-0" x 18'-0"	24 Stalls
Regular Stalls:	11'-0" x 18'-0"	8 Stalls
Handicap Stalls (Van Accessible):	9'-0" x 18'-0"	2 Stalls
Loading Zone:	10'-0" x 40'-0"	1 Stalls
Fueling Positions:		12 Stalls
Total Stalls Provided:		47 Stalls

VICINITY MAP

NORTH



DRAWN BY: A.J.
DATE: 10-15-19
SCALE: 1"=20'-0"
PLOT: 1x1
REF: DC-ST1.0
FILE: 0158-0001

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PREPARED FOR:
DC FUELS
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA. 91752
TEL: (877) 252-5447

PREPARED BY:
Travis Companies, Inc.
1420 E. Alosta Ave. Glendora, California 91740
Tel: (714) 893-3333 Fax: (714) 893-3033
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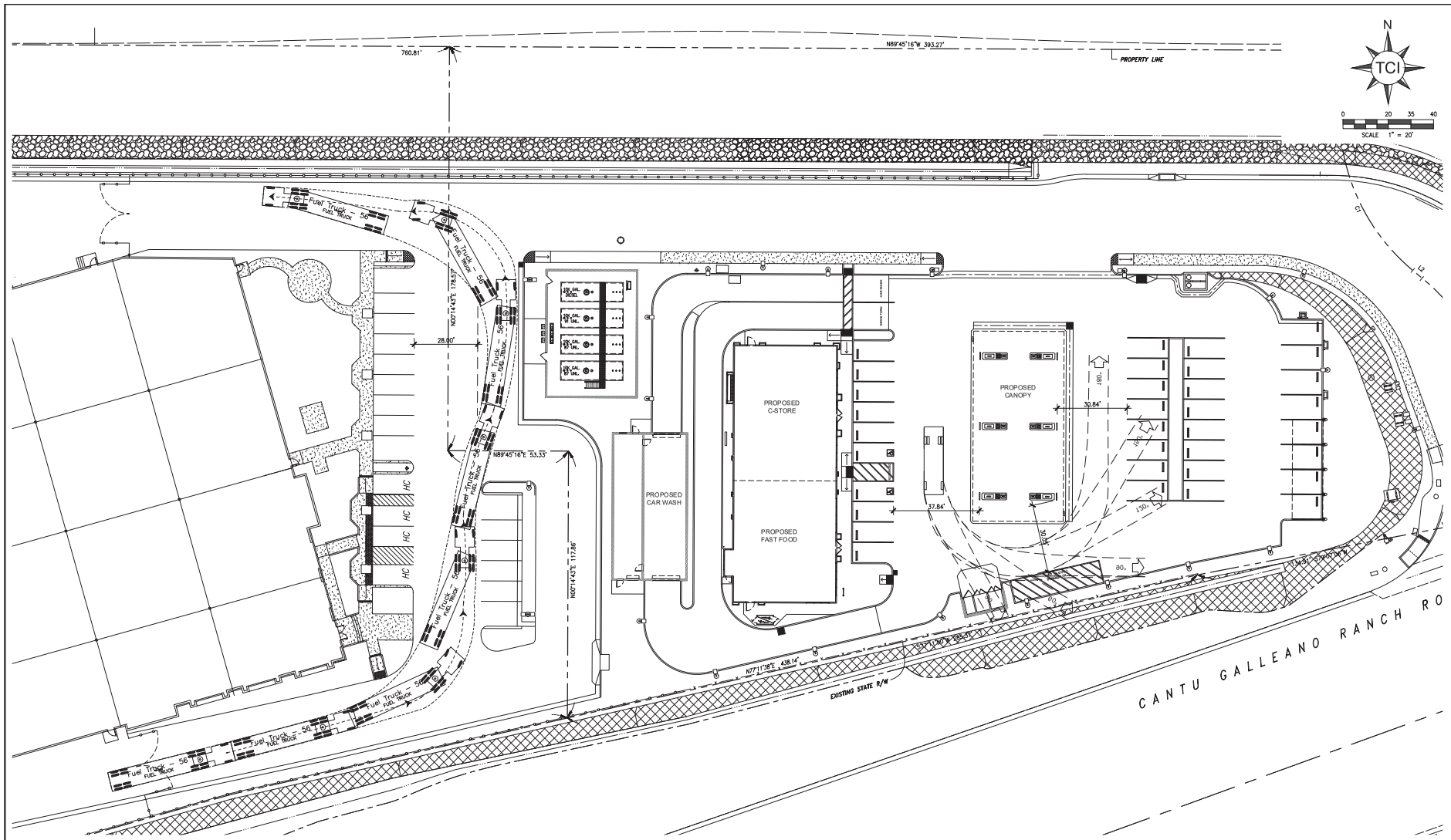
NO.	REVISION	DATE

PROPOSED SITE PLAN
C-STORE & FAST FOOD RESTUARANT
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752

DRAWING NUMBER
ST1.0

3/6/2020



DRAWN BY: MJA
DATE: 03-18-19
SCALE: 1"=20'-0"
PLOT: 1x1
REF: C3T1.1, Truck Path
FILE: 0358-0001

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FUELS
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA. 91752
TEL: (877) 252-9447

PREPARED BY:

Travis Companies, Inc.
1000 E. Alondra Blvd., Gardena, CA 90247
Tel: (714) 693-0355 Fax: (714) 693-0333
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NO.	REVISION	DATE
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△		
△		
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△		

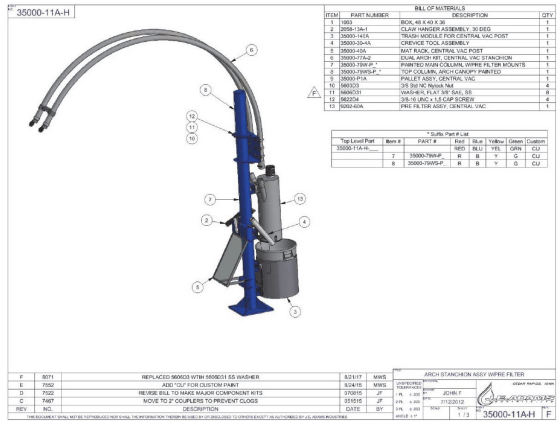
PROPOSED TANKER PATH PLAN

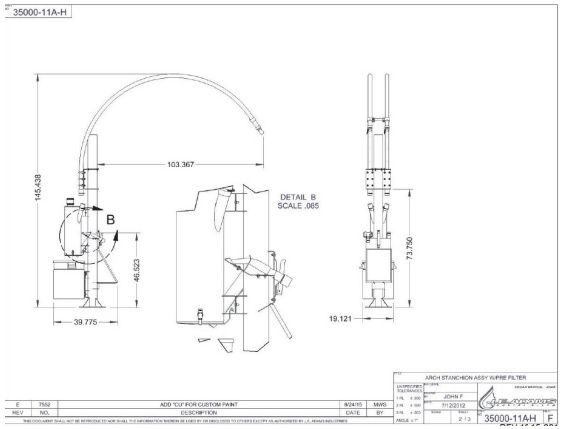
C-STORE & FAST FOOD RESTUARANT
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752

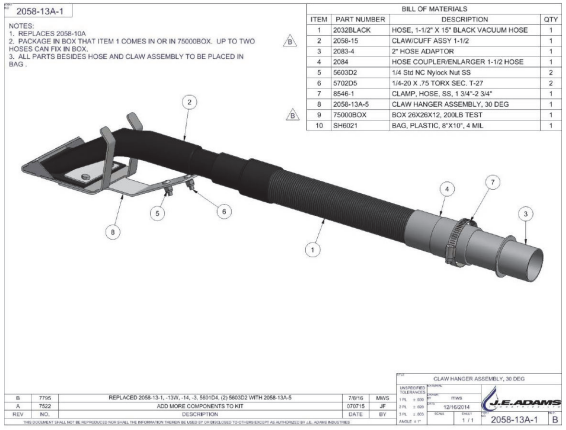
DRAWING NUMBER

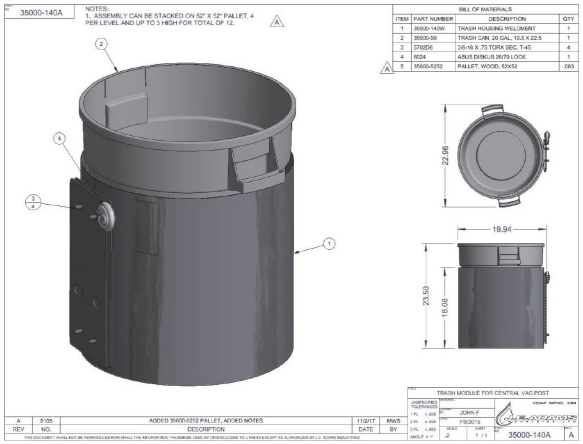
ST1.1

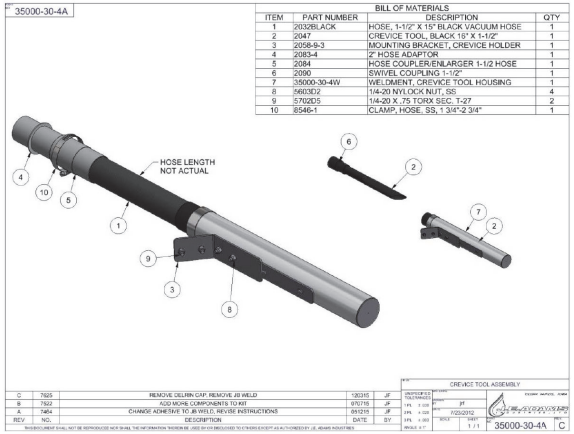
3/6/2020

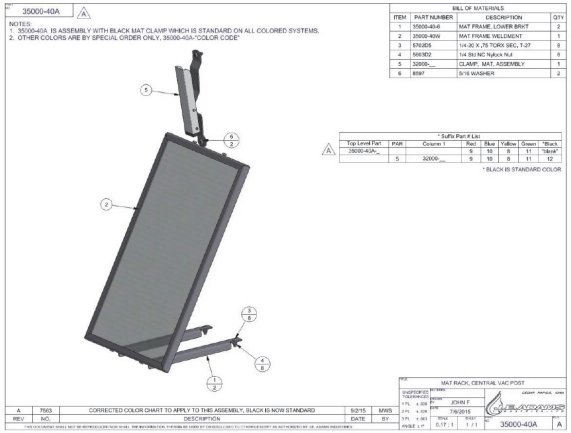


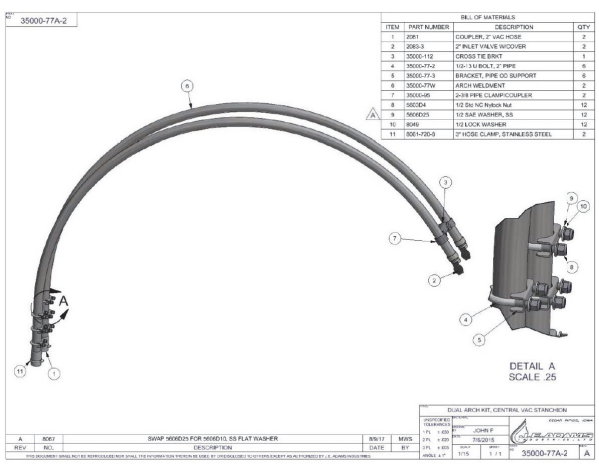


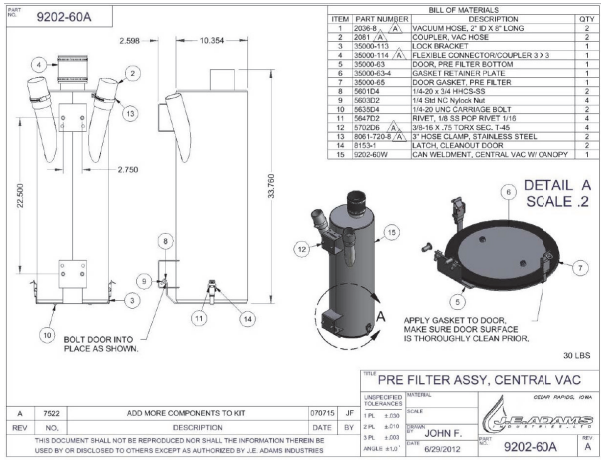










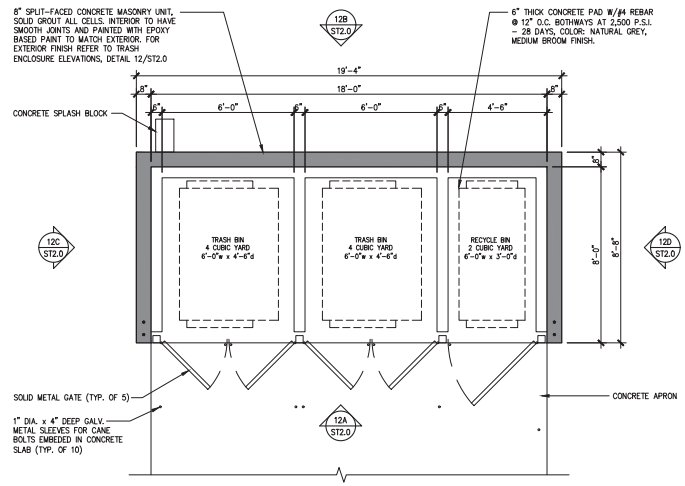


*NOT FOR CONSTRUCTION

Conceptual Vacuum Equipment

17 | 13 | 9

18 | 14 | 10



C-DETL-14_DC.DWG32

6 **TRASH ENCLOSURE PLAN** 3/8" = 1'-0"

19 | 15

20 | 16

EXTERIOR FINISH SCHEDULE

01 A — MATERIAL/FINISH / COLOR

MATERIAL/FINISH:

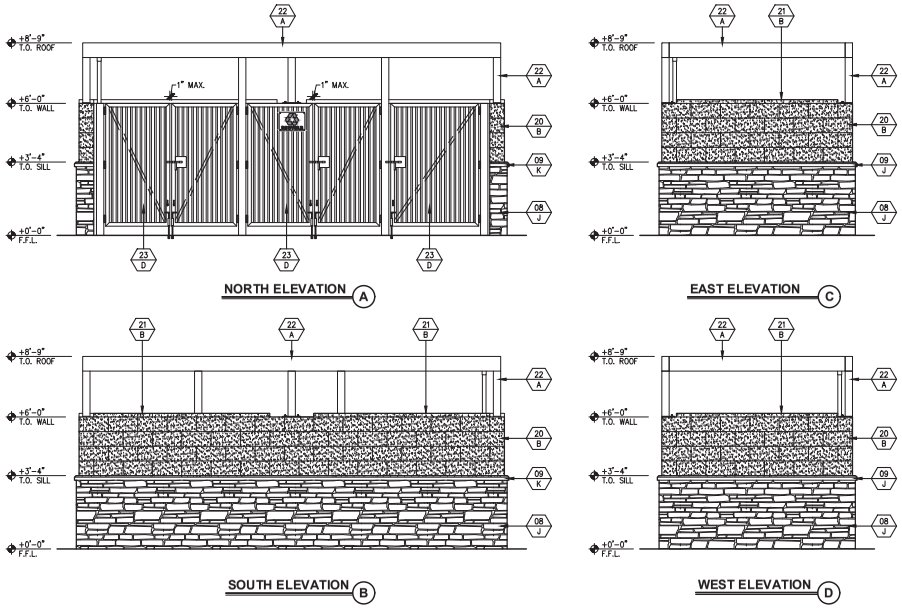
08	STONE VENEER
09	WATERTABLE/SILL
20	8"x8"x16" CMU BLOCK – SPLIT FACE (1 SIDE)
21	2"x8"x16" CMU CAP – SPLIT FACE
22	METAL ROOF STRUCTURE WITH SOLID ROOF DECK PANS
23	SOLID METAL GATE

COLOR:

A	DUNN EDWARDS:	#DE6224 – "TREASURE CHEST"
B	DUNN EDWARDS:	#DE6206 – "DESERT SUADE"
D	DUNN EDWARDS:	#DE6215 – "WOODEN PEG"
J	MANUFACTURER:	CORONADO STONE
	TEL:	(800) 847-8663
	STYLE:	PRO-LEDGE
	COLOR:	CHABLIS
K	MANUFACTURER:	CORONADO STONE
	TEL:	(800) 847-8663
	STYLE:	CHISELED STONE SILL
	COLOR:	"LIGHT GREY"

NOTES:
FOR PLAN VIEW OF TRASH ENCLOSURE
SEE DETAIL 6/ST2.0

C-DETL-50_1.DWG32



12 **TRASH ENCLOSURE ELEVATIONS** 3/8" = 1'-0"

DRAWN BY: A.J.
DATE: 10-18-18
SCALE: AS NOTED
PLOT: 1=1
REF: DC-ST2.0
FILE: 0185-0001

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PREPARED FOR:
DC FUELS
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA. 91752
TEL: (877) 252-9447

PREPARED BY:
Travis Companies, Inc.
4000 E. Alondra Blvd., Lakewood, CA 90712
Tel: (714) 693-0355 Fax: (714) 693-0333
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NO.	REVISION	DATE
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△		
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PROPOSED TRASH ENCLOSURE
C-STORE & FAST FOOD RESTUARANT
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752

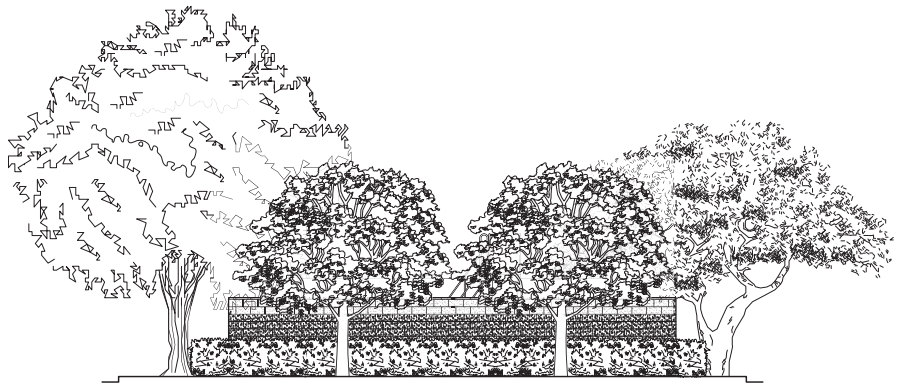
DRAWING NUMBER
ST2.0

3/6/2020

NOTE:
ALL VEGITATION SHOWN IS A GRAPHIC REPRESENTATION OF PROPOSED LANDSCAPE AT 15 YEAR MATURITY

18 NORTH ELEVATION

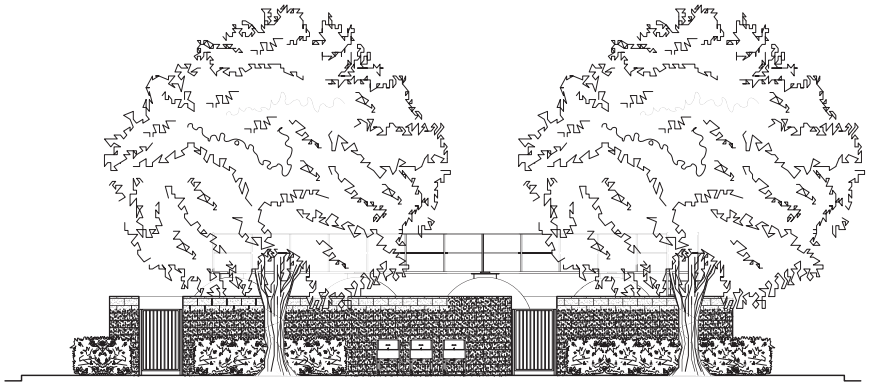
3/16" = 1'-0"



NOTE:
ALL VEGITATION SHOWN IS A GRAPHIC REPRESENTATION OF PROPOSED LANDSCAPE AT 15 YEAR MATURITY

19 SOUTH ELEVATION

3/16" = 1'-0"



NOTE:
ALL VEGITATION SHOWN IS A GRAPHIC REPRESENTATION OF PROPOSED LANDSCAPE AT 15 YEAR MATURITY

20 WEST ELEVATION

3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

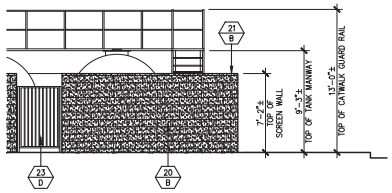
01 — MATERIAL/FINISH
A — COLOR

MATERIAL/FINISH:

20 8"x8"x16" CMU BLOCK – SPLIT FACE (1 SIDE)
21 2"x8"x16" CMU CAP – SPLIT FACE
23 SOLID METAL GATE

COLOR:

B DUNN EDWARDS: #DE6206 – "DESERT SUADE"
D DUNN EDWARDS: #DE6215 – "WOODEN PEG"



4 ELEVATION FINISH DETAIL

3/16" = 1'-0"

DRAWN BY: A.J.
DATE: 10-18-18
SCALE: AS NOTED
PLOT: 1=1
REF: DC-ST3.0
FILE: 0168-0001

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PREPARED FOR:
DC FUELS
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA. 91752
TEL: (877) 252-9447

PREPARED BY:
Travis Companies, Inc.

1020 E. Alakawa Ave. Lodi, Anaheim, CA 92805
Tel: (714) 693-0355 Fax: (714) 693-0333

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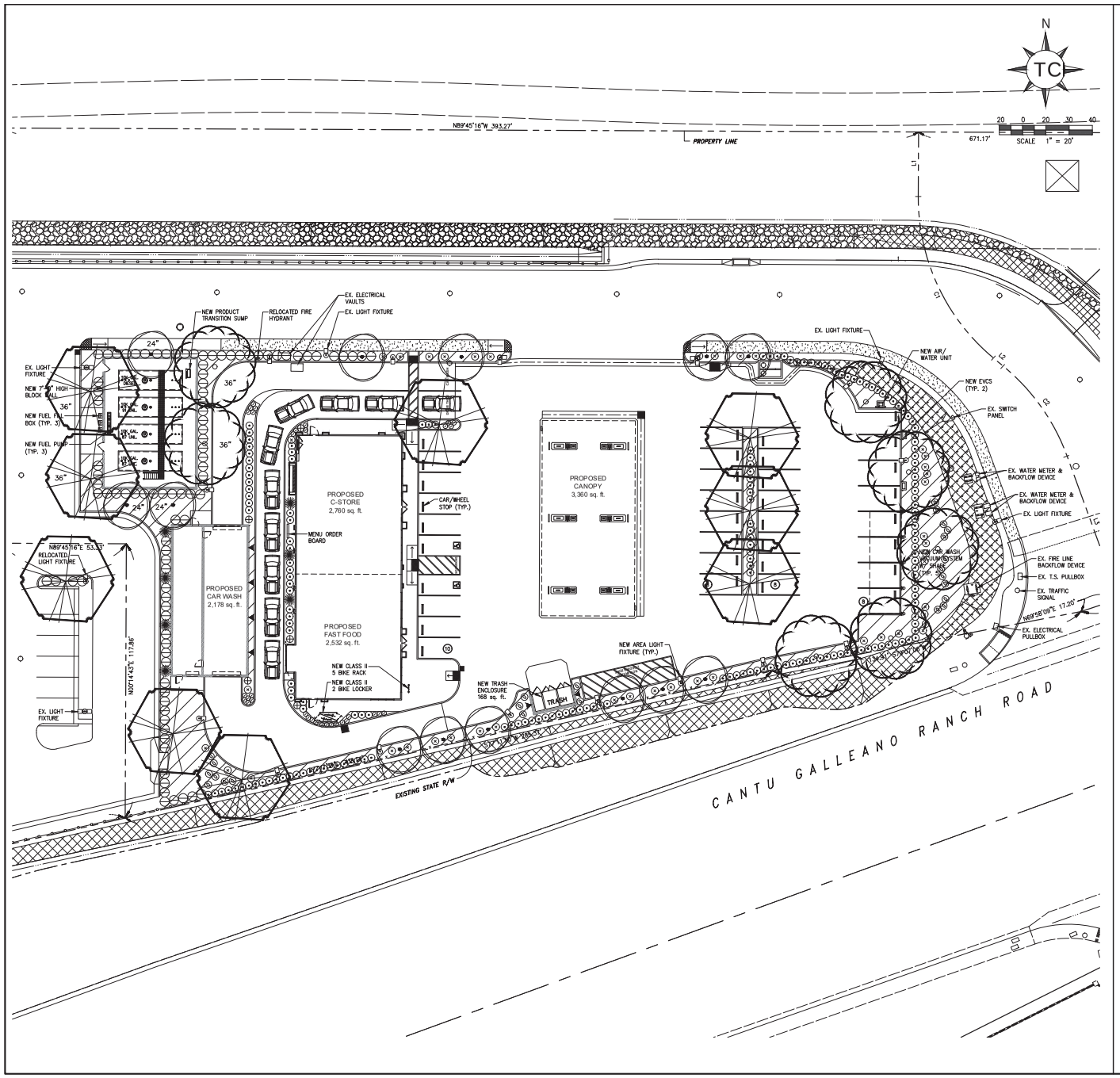
NO.	REVISION	DATE

AST ENCLOSURE ELEVATIONS

C-STORE & FAST FOOD RESTUARANT
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752

DRAWING NUMBER
ST3.0

3/6/2020



PROPOSED PLANT LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	CONTAINER SIZE / MATURE/15 YR. H X W	WATER USE / COMMENTS
	TREES:			
	CUPRESSUS S. 'STRICTA' ITALIAN CYPRESS	7	15 GALLON 50' x 5'	LOW
	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	8/2	24" BOX/36" BOX 40' x 40'	MODERATE
	RHUS LANCEA AFRICAN SUMAC	5/2	24" BOX/36" BOX 30' x 35'	LOW
	LAGERSTROEMIA 'WATERMELON RED' CRAPE MYRTLE	10/3	15 GALLON/24" BOX 25' x 25'	MODERATE
	SHRUBS:			
	DIETES GRANDIFLORA FORTNIGHT LILY	24	5 GALLON 4' x 3'	MODERATE
	ELAEAGNUS P. 'FRUITLANDII' SILVERBERRY	96	5 GALLON 5' x 4'	LOW
	HEMEROCALLIS 'STELLA D'ORO' YELLOW DAYLILY	33	1 GALLON 18" x 18"	MODERATE
	PHORMIUM T. 'MAORI QUEEN' NEW ZEALAND FLAX	43	5 GALLON 4' x 4'	MODERATE
	LIGUSTRUM 'TEXANUM' TEXAS PRIVET	182	5 GALLON 4' x 3'	MODERATE
	PODOCARPUS GRACILIOR FERN PINE	4	15 GALLON 8' x 3'	MODERATE COLUMNAR
	VINES:			
	MACFADYENA UNGUIS-CATI CAT'S CLAW VINE	6	5 GALLON	LOW
	GROUNDCOVERS:			
	BACCHARIS P. 'PIGEON POINT' PROSTRATE COYOTE BRUSH		1 GALLON @ 60" O.C.	LOW (INSTALL WITH REINFORCED STRAW MATTING)
	ROSMARINUS O. 'PROSTRATUS' PROSTRATE ROSEMARY		1 GALLON @ 36" O.C.	LOW (MIN. 48" FROM SHRUBS)

NOTES:

PLANTING AREAS SHALL BE MULCHED WITH A THREE INCH (3") MINIMUM LAYER OF ORGANIC WOOD MULCH.

ROOT BARRIERS ARE REQUIRED WHEN TREE IS WITHIN 5' OF PAVING/CURB.

IRRIGATION WILL BE BY DRIPLINE WITH A WEATHER BASED AUTOMATIC CONTROLLER.

ALL ON-SITE SLOPES EXCLUDING THE PUBLIC RIGHT OF WAY ARE TO RECEIVE REINFORCED STRAW MATTING AND GROUNDCOVER, SEE LEGEND.

SITE AREAS

TOTAL SITE AREA 56,811 SQ. FT.
TOTAL LANDSCAPE AREA 9,420 SQ. FT.
TOTAL PARKING STALL AREA 6,996 SQ. FT.

MAXIMUM APPLIED WATER ALLOWANCE

(50.5)(0.62)(0.45 x 9,420) = 132,723.1 GPY

ESTIMATED TOTAL WATER USE

HZ 1 LOW (50.5)(0.62)(.2/.81) X 3,415) = 26,730.9 GPY
HZ 2 MOD. (50.5)(0.62)(.4/.81) x 6,005) = 92,128.1 GPY
TOTAL ETWU = 118,859.0 GPY

DRAWN BY: A.J.
DATE: 10-18-18
SCALE: 1"=20'-0"
PLOT: 1x1
REF: DCL1.0
FILE: 0158-0001

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PREPARED FOR:
DC FUELS
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA. 91752
TEL: (877) 252-9447

PREPARED BY:
THOMAS H. KOCH
LANDSCAPE ARCHITECT
Ca. License 3652
AZ Registration 33915
26442 Crescent Way
Lake Forest, CA 92630
tkoch@cox.net

NO.	REVISION	DATE
△		
△		
△		
△		
△		
△		

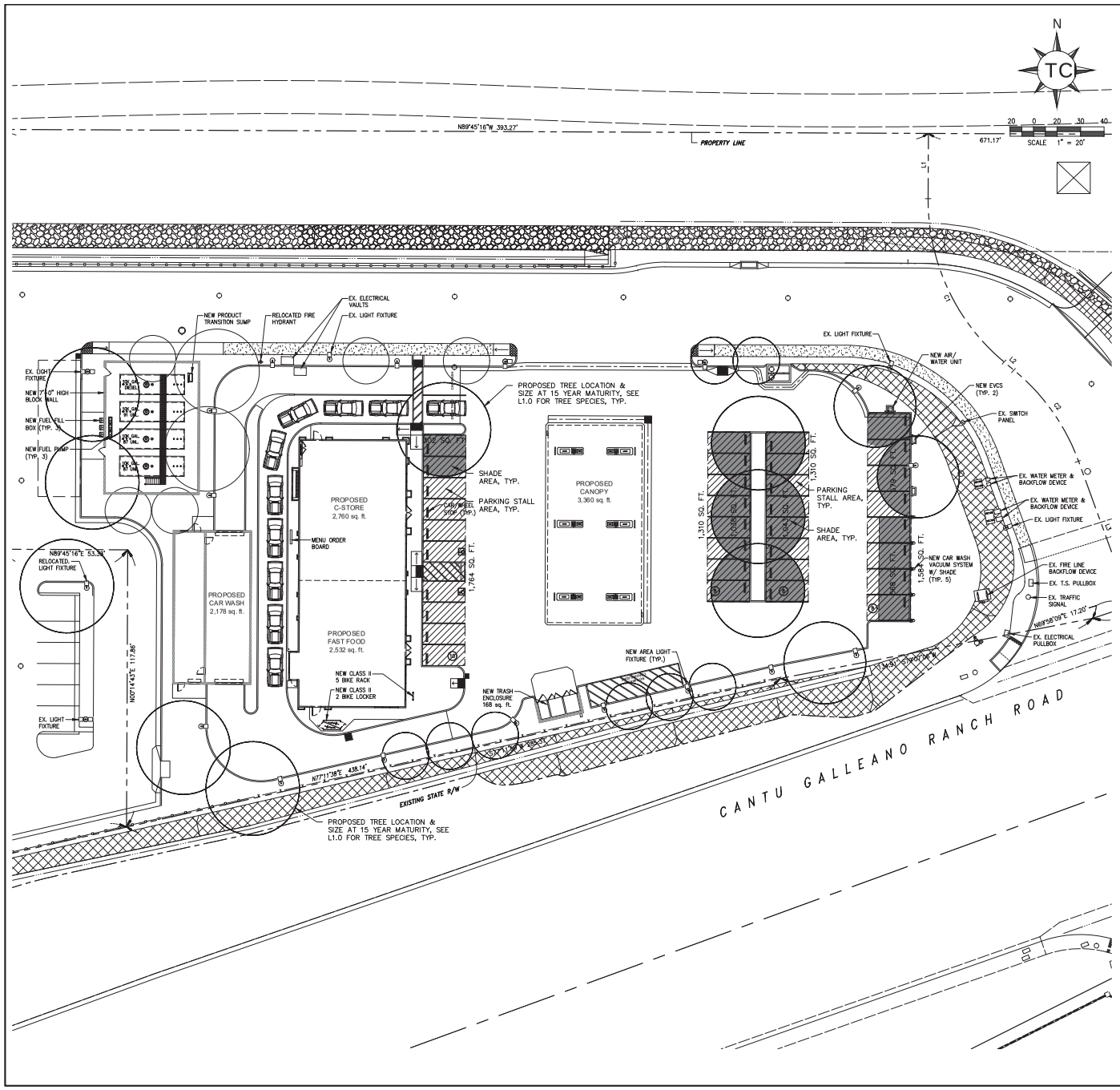
THOMAS H. KOCH LANDSCAPE ARCHITECT
Signature
5-31-19
Renewal Date
11-27-19
Date
STATE OF CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN

C-STORE & FAST FOOD RESTUARANT
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752

DRAWING NUMBER
L1.0

3/6/2020



TREE SHADING LEGEND

PROPOSED TREE LOCATION & SIZE AT 15 YEAR MATURITY, SEE L1.0 FOR TREE SPECIES.

PARKING STALL AREA, 5,968 SQ. FT.

PARKING AREA SHADED BY TREES/STRUCTURE, 3,530 SQ. FT.

TOTAL PARKING STALL AREA = 5,968 SQ. FT.
TOTAL SHADE AREA PROVIDED (59%) = 3,530 SQ. FT.
TOTAL SHADE AREA REQUIRED (45%) = 2,686 SQ. FT.

DRAWN BY: A.J.
DATE: 10-15-18
SCALE: 1"=20'-0"
PLOT: 1=1
REF: 00-L2.0
FILE: 0158-00B1

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PREPARED FOR:

4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752
TEL: (951) 682-4487

PREPARED BY:

THOMAS H. KOCH
LANDSCAPE ARCHITECT
26442 Crescent Way
Lake Forest, CA 92630
(949) 699-1126
thkoch@cox.net
CA License 2662
AZ Registration 33915

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

THOMAS H. KOCH, LANDSCAPE ARCHITECT
Signature
5-21-21
Renewal Date
11-20-18
CALIFORNIA

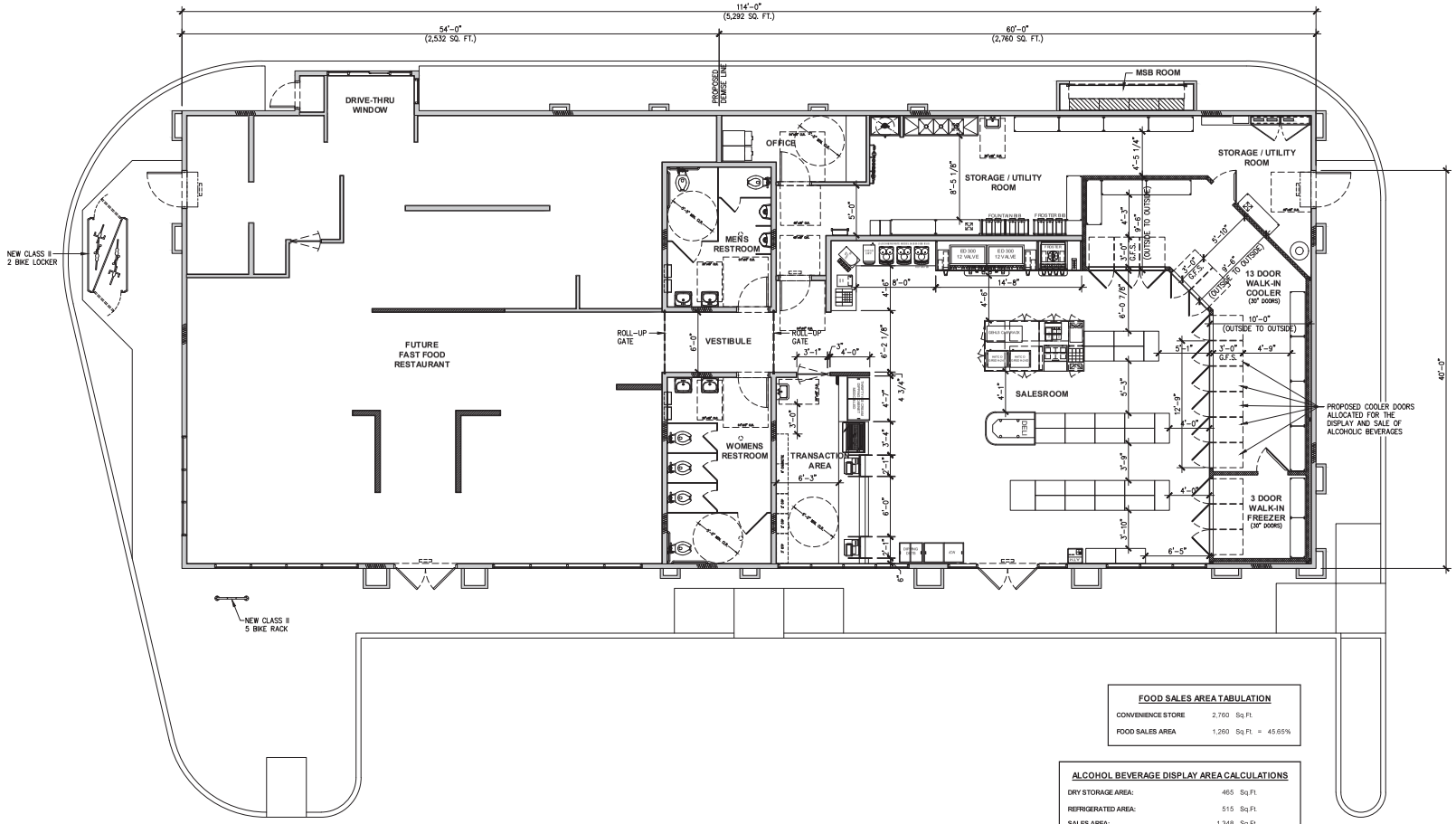
TREE SHADING PLAN

C-STORE & FAST FOOD RESTUARANT
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752

DRAWING NUMBER

L2.0

3/6/2020



FOOD SALES AREA TABULATION		
CONVENIENCE STORE	2,760	Sq.Ft.
FOOD SALES AREA	1,260	Sq.Ft. = 45.65%

ALCOHOL BEVERAGE DISPLAY AREA CALCULATIONS		
DRY STORAGE AREA:	465	Sq.Ft.
REFRIGERATED AREA:	515	Sq.Ft.
SALES AREA:	1,348	Sq.Ft.
ALCHOLIC BEVERAGE SALE AREA:	38	Sq.Ft. (2.8%)

PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'-0"

NORTH

DRAWN BY: A.J.
DATE: 10-18-18
SCALE: 3/16" = 1'-0"
PLOT: 1=1
REF: CC-A1.0
FILE: 0158-0001

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CC FUELS
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JURUPA VALLEY, CA. 91752
TEL: (877) 252-9447

PREPARED BY:

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Tel: (714) 693-0355 Fax: (714) 693-0333
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NO.	REVISION	DATE
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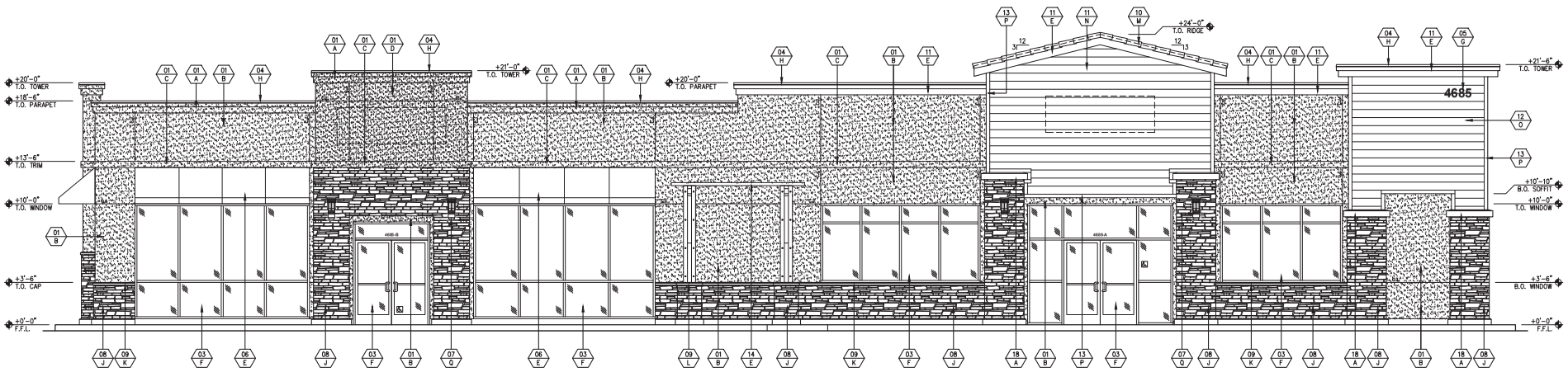
PROPOSED FLOOR PLAN

C-STORE & FAST FOOD RESTUARANT
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752

DRAWING NUMBER

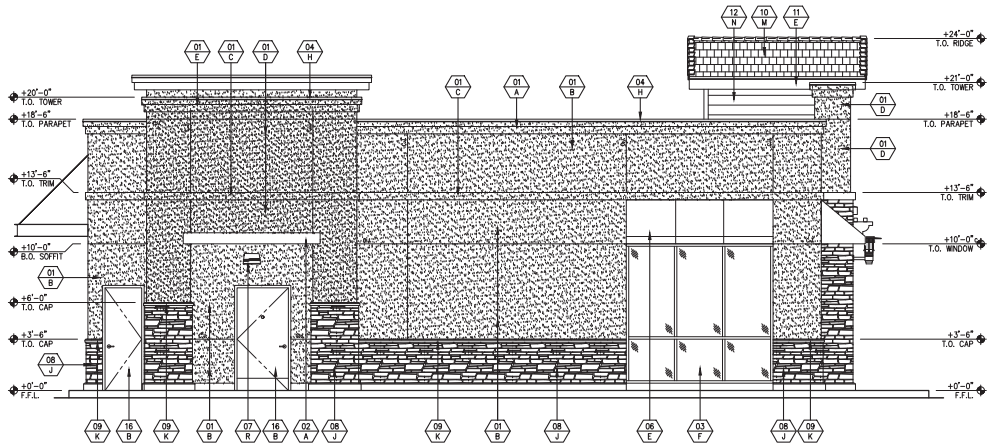
A1.0

3/6/2020



1 EAST ELEVATION

1/4" = 1'-0"



2 SOUTH ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

01 — MATERIAL/FINISH
A — COLOR

FUR.	INST.	MATERIAL/FINISH:	
G.C.	G.C.	01	7/8" EXTERIOR CEMENT PLASTER (3 COAT) OVER SELF FURRING DIAMOND MESH OVER 2 LAYERS GRADE "D" PAPER OVER SHEATHING FINISH: 20/30 FINE SAND FINISH
G.C.	G.C.	02	7/8" EXTERIOR CEMENT PLASTER (3 COAT) OVER SELF FURRING DIAMOND MESH OVER 2 LAYERS GRADE "D" PAPER OVER SHEATHING FINISH: SMOOTH TROWEL FINISH
G.C.	G.C.	03	ALUMINUM STOREFRONT SYSTEM WITH 1" CLEAR INSULATED GLAZING
G.C.	G.C.	04	METAL FLASHING
G.C.	G.C.	05	BUILDING ADDRESS NUMBERS
G.C.	G.C.	06	METAL AWNING
G.C.	G.C.	07	WALL MOUNTED LIGHT FIXTURE
G.C.	G.C.	08	STONE VENEER
G.C.	G.C.	09	WATERTABLE/SILL
G.C.	G.C.	10	CONCRETE ROOF TILE
G.C.	G.C.	11	ROUGH SAWN DOUGLAS FIR FASCIA
G.C.	G.C.	12	FIBER CEMENT LAP SIDING
G.C.	G.C.	13	PLYCEM TRIM
G.C.	G.C.	14	ROUGH SAWN DOUGLAS FIR TRELLIS
G.C.	G.C.	15	DRIVE-THRU AUTOMATIC WINDOW
G.C.	G.C.	16	HOLLOW METAL DOOR AND FRAME
G.C.	G.C.	17	METAL CANOPY
G.C.	G.C.	18	FOAM SHAPE WITH CEMENT PLASTER FINISH (SMOOTH FINISH)
G.C.	G.C.	19	METAL ROLL-UP DOOR

NOTE: EXTERIOR ELEVATIONS

1. ALL PLASTER ACCESSORIES, FLASHING ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES (U.N.O.)
2. FOR WINDOW TYPE AND SIZE REFER TO WINDOW SCHEDULE
3. CJ = PLASTER CONTROL JOINT
4. G.C. SHALL PROVIDE SHOP DRAWINGS FOR STOREFRONT PRIOR TO FABRICATION, DETAILING MATERIALS, FINISHES, SIZES, PROFILES, CONNECTIONS, ETC.
5. INTERNALLY ILLUMINATED I.D. SIGNS NOT A PART OF THIS PERMIT.
6. ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM GROUND ELEVATION VIEW TO A MINIMUM SIGHT DISTANCE OF 1,328'

FUR.	INST.	COLOR:	
G.C.	G.C.	A	DUNN EDWARDS: #DE6224 – "TREASURE CHEST"
G.C.	G.C.	B	DUNN EDWARDS: #DE6206 – "DESERT SUADE"
G.C.	G.C.	C	DUNN EDWARDS: #DE6207 – "EGYPTIAN SAND"
G.C.	G.C.	D	DUNN EDWARDS: #DE6215 – "WOODEN PEG"
G.C.	G.C.	E	DUNN EDWARDS: #DE6231 – "SHAKER GRAY"
G.C.	G.C.	F	MANUFACTURER: ARCADIA, INC. – TEL: (323) 269-7300 MODEL NO.: AF0451 COLOR: CLEAR ANODIZED FINISH
G.C.	G.C.	G	SIZE: 10" FONT: HELVETICA COLOR: BLACK – 2025
G.C.	G.C.	H	COLOR/FINISH TO MATCH ADJACENT SURFACE
G.C.	G.C.	I	MANUFACTURER: QUIKSERV – TEL: (800) 388-8307 MODEL NO.: SS-4035E COLOR: CLEAR ANODIZED
G.C.	G.C.	J	MANUFACTURER: CORONADO STONE – TEL: (800) 847-8663 STYLE: PRO-LEDGE COLOR: CHABLIS
G.C.	G.C.	K	MANUFACTURER: CORONADO STONE – TEL: (800) 847-8663 STYLE: CHISELED STONE SILL COLOR: "LIGHT GREY"
G.C.	G.C.	L	MANUFACTURER: CORONADO STONE – TEL: (800) 847-8663 STYLE: CHISELED STONE CAP COLOR: "LIGHT GREY" 28"x28"
G.C.	G.C.	M	MANUFACTURER: EAGLE ROOFING PRODUCTS – TEL: (800) 300-3245 STYLE: PONDEROSA COLOR: #5502 "ARCADIA CANYON BROWN"
G.C.	G.C.	N	MANUFACTURER: ALLURA USA – TEL: (844) 425-5872 MODEL NO.: RUSTIC CEDAR SIZE: 9 1/4" x 12'-0" COLOR: PRE-PRIMED – COLOR TO MATCH DUNN EDWARDS #DE6265 "MOSS COVERED"
G.C.	G.C.	O	MANUFACTURER: ALLURA USA – TEL: (844) 425-5872 MODEL NO.: RUSTIC CEDAR SIZE: 9 1/4" x 12'-0" COLOR: PRE-PRIMED – COLOR TO MATCH DUNN EDWARDS #DE6208 "TUSCAN MOSIAC"
G.C.	G.C.	P	MANUFACTURER: ALLURA USA – TEL: (844) 425-5872 SIZE: 5/4" x 4" x 12'-0" COLOR: PRE-PRIMED – COLOR TO MATCH DUNN EDWARDS #DE6213 "FINE GRAIN"
G.C.	G.C.	Q	MANUFACTURER: LUMINIS – TEL: (866) 586-4647 MODEL NO.: EC613-EC6W COLOR: BRONZE
G.C.	G.C.	R	MANUFACTURER: LSI INDUSTRIES MODEL NO.: MCOWP COLOR: BRONZE
G.C.	G.C.	S	MANUFACTURER: OVERHEAD DOORS, CORP. MODEL NO: 7800D SERIES COLOR: PAINT TO MATCH DUNN EDWARDS "DESERT SUADE"

DRAWN BY: A.J.
DATE: 10-18-18
SCALE: 1/4" = 1'-0"
PLOT: 1=1
REF: CC-A2.0
FILE: 0168-0001

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PREPARED FOR:

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4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA. 91752
TEL: (877) 252-9447

PREPARED BY:

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Tel: (714) 693-0355 Fax: (714) 693-0333

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NO.	REVISION	DATE

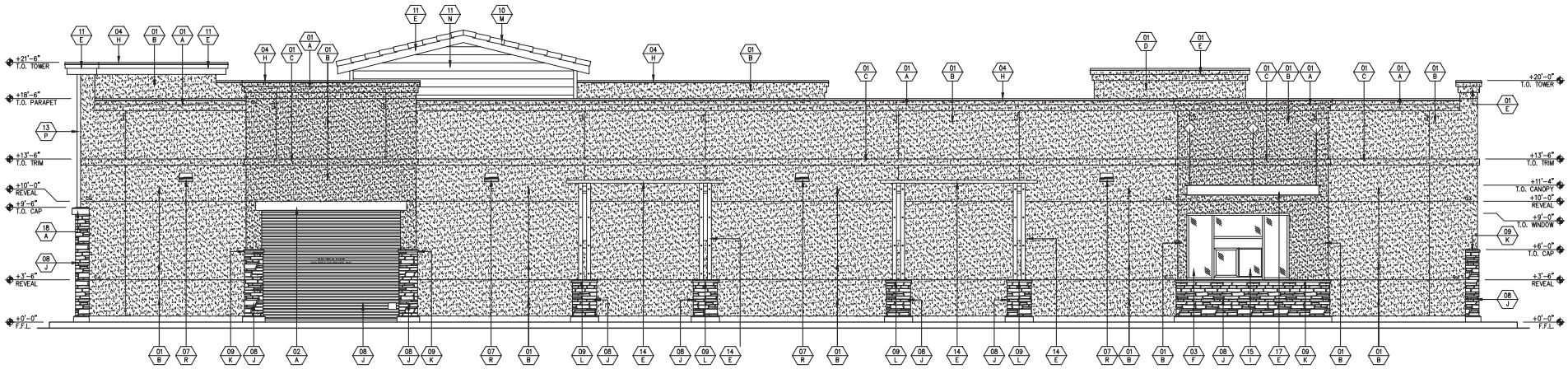
PROPOSED EXTERIOR ELEVATIONS

C-STORE & FAST FOOD RESTUARANT
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752

DRAWING NUMBER

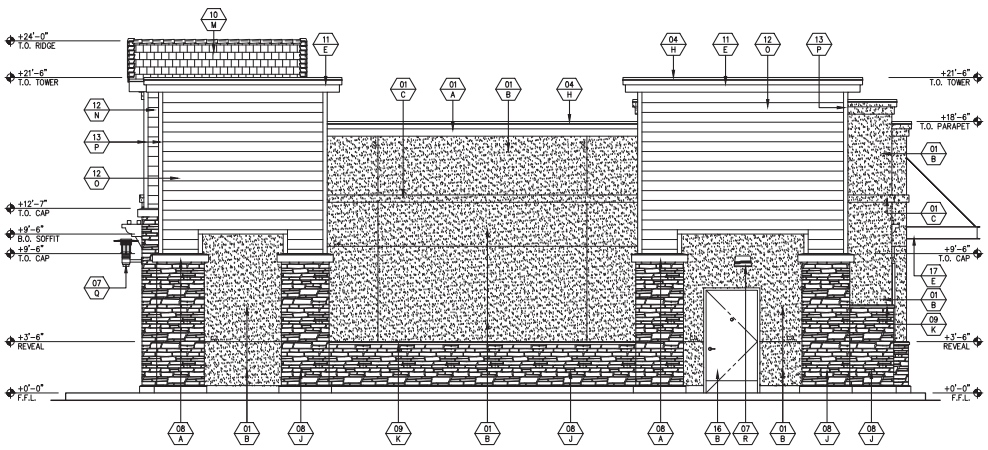
A2.0

3/6/2020



1 WEST ELEVATION

1/4" = 1'-0"



2 NORTH ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

01 — MATERIAL/FINISH
A — COLOR

FUR.	INST.	MATERIAL/FINISH:	
G.C.	G.C.	01	7/8" EXTERIOR CEMENT PLASTER (3 COAT) OVER SELF FURRING DIAMOND MESH OVER 2 LAYERS GRADE "D" PAPER OVER SHEATHING FINISH: 20/30 FINE SAND FINISH
G.C.	G.C.	02	7/8" EXTERIOR CEMENT PLASTER (3 COAT) OVER SELF FURRING DIAMOND MESH OVER 2 LAYERS GRADE "D" PAPER OVER SHEATHING FINISH: SMOOTH TROWEL FINISH
G.C.	G.C.	03	ALUMINUM STOREFRONT SYSTEM WITH 1" CLEAR INSULATED GLAZING
G.C.	G.C.	04	METAL FLASHING
G.C.	G.C.	05	BUILDING ADDRESS NUMBERS
G.C.	G.C.	06	METAL AWNING
G.C.	G.C.	07	WALL MOUNTED LIGHT FIXTURE
G.C.	G.C.	08	STONE VENEER
G.C.	G.C.	09	WATERTABLE/SILL
G.C.	G.C.	10	CONCRETE ROOF TILE
G.C.	G.C.	11	ROUGH SAWN DOUGLAS FIR FASCIA
G.C.	G.C.	12	FIBER CEMENT LAP SIDING
G.C.	G.C.	13	PLYCEM TRIM
G.C.	G.C.	14	ROUGH SAWN DOUGLAS FIR TRELLIS
G.C.	G.C.	15	DRIVE-THRU AUTOMATIC WINDOW
G.C.	G.C.	16	HOLLOW METAL DOOR AND FRAME
G.C.	G.C.	17	METAL CANOPY
G.C.	G.C.	18	FOAM SHAPE WITH CEMENT PLASTER FINISH (SMOOTH FINISH)
G.C.	G.C.	19	METAL ROLL-UP DOOR

NOTE: EXTERIOR ELEVATIONS

1. ALL PLASTER ACCESSORIES, FLASHING ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES (U.N.O.)
2. FOR WINDOW TYPE AND SIZE REFER TO WINDOW SCHEDULE
3. CJ = PLASTER CONTROL JOINT
4. G.C. SHALL PROVIDE SHOP DRAWINGS FOR STOREFRONT PRIOR TO FABRICATION, DETAILING MATERIALS, FINISHES, SIZES, PROFILES, CONNECTIONS, ETC.
5. INTERNALLY ILLUMINATED I.D. SIGNS NOT A PART OF THIS PERMIT.
6. ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM GROUND ELEVATION VIEW TO A MINIMUM SIGHT DISTANCE OF 1,328'

FUR.	INST.	COLOR:	
G.C.	G.C.	A	DUNN EDWARDS: #DE6224 – "TREASURE CHEST"
G.C.	G.C.	B	DUNN EDWARDS: #DE6206 – "DESERT SUADE"
G.C.	G.C.	C	DUNN EDWARDS: #DE6207 – "EGYPTIAN SAND"
G.C.	G.C.	D	DUNN EDWARDS: #DE6215 – "WOODEN PEG"
G.C.	G.C.	E	DUNN EDWARDS: #DE6231 – "SHAKER GRAY"
G.C.	G.C.	F	MANUFACTURER: ARCADIA, INC. – TEL: (323) 269-7300 MODEL NO.: AFG451 COLOR: CLEAR ANODIZED FINISH
G.C.	G.C.	G	SIZE: 10" FONT: HELVETICA COLOR: BLACK – 2025
G.C.	G.C.	H	COLOR/FINISH TO MATCH ADJACENT SURFACE
G.C.	G.C.	I	MANUFACTURER: QUIKSERV – TEL: (800) 388-8307 MODEL NO.: SS-4035E COLOR: CLEAR ANODIZED
G.C.	G.C.	J	MANUFACTURER: CORONADO STONE – TEL: (800) 847-8663 STYLE: PRO-LEDGE COLOR: CHABLIS
G.C.	G.C.	K	MANUFACTURER: CORONADO STONE – TEL: (800) 847-8663 STYLE: CHISELED STONE SILL COLOR: "LIGHT GREY"
G.C.	G.C.	L	MANUFACTURER: CORONADO STONE – TEL: (800) 847-8663 STYLE: CHISELED STONE CAP COLOR: "LIGHT GREY" 28"x28"
G.C.	G.C.	M	MANUFACTURER: EAGLE ROOFING PRODUCTS – TEL: (800) 300-3245 STYLE: PONDEROSA COLOR: #5502 "ARCADIA CANYON BROWN"
G.C.	G.C.	N	MANUFACTURER: ALLURA USA – TEL: (844) 425-5872 MODEL NO.: RUSTIC CEDAR SIZE: 9 1/4" x 12'-0" COLOR: PRE-PRIMED – COLOR TO MATCH DUNN EDWARDS #DE6265 "MOSS COVERED"
G.C.	G.C.	O	MANUFACTURER: ALLURA USA – TEL: (844) 425-5872 MODEL NO.: RUSTIC CEDAR SIZE: 9 1/4" x 12'-0" COLOR: PRE-PRIMED – COLOR TO MATCH DUNN EDWARDS #DE6208 "TUSCAN MOSIAC"
G.C.	G.C.	P	MANUFACTURER: ALLURA USA – TEL: (844) 425-5872 SIZE: 5/4" x 4" x 12'-0" COLOR: PRE-PRIMED – COLOR TO MATCH DUNN EDWARDS #DE6213 "FINE GRAIN"
G.C.	G.C.	Q	MANUFACTURER: LUMINIS – TEL: (866) 586-4647 MODEL NO.: EC613-EC6W COLOR: BRONZE
G.C.	G.C.	R	MANUFACTURER: LSI INDUSTRIES MODEL NO.: MCOWP COLOR: BRONZE
G.C.	G.C.	S	MANUFACTURER: OVERHEAD DOORS, CORP. MODEL NO: 7800D SERIES COLOR: PAINT TO MATCH DUNN EDWARDS "DESERT SUADE"

DRAWN BY: A.J.
DATE: 10-18-18
SCALE: 1/4" = 1'-0"
PLOT: 1=1
REF: CC-A2.0
FILE: 0158-0001

NOTICE
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PREPARED FOR:
C STORE & FUELS
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA. 91752
TEL: (877) 252-9447

PREPARED BY:
Travis Companies, Inc.

1420 E. Alosta Ave. #200 / Azusa, CA 91702
Tel: (714) 693-0333 Fax: (714) 693-0333

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NO.	REVISION	DATE
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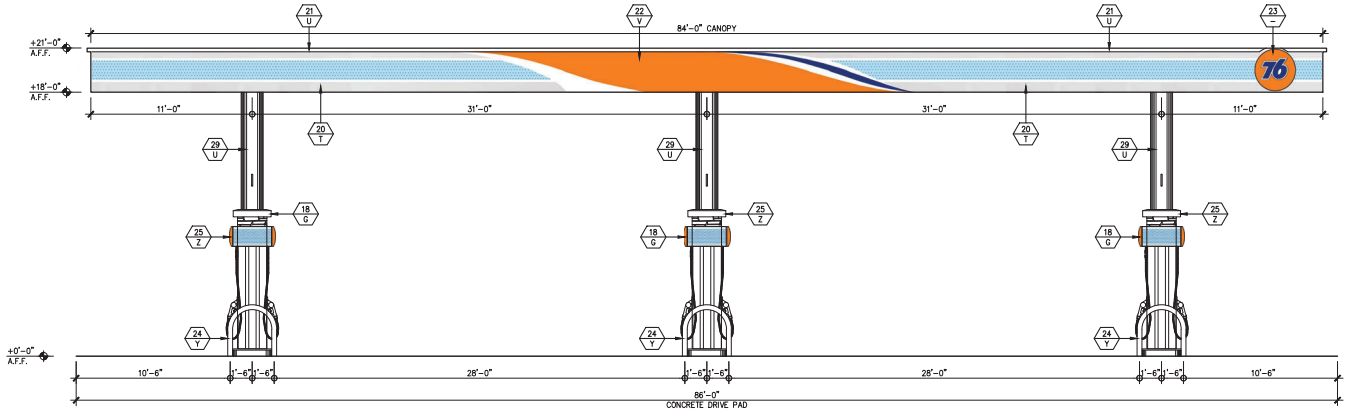
PROPOSED EXTERIOR ELEVATIONS

C-STORE & FAST FOOD RESTUARANT
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752

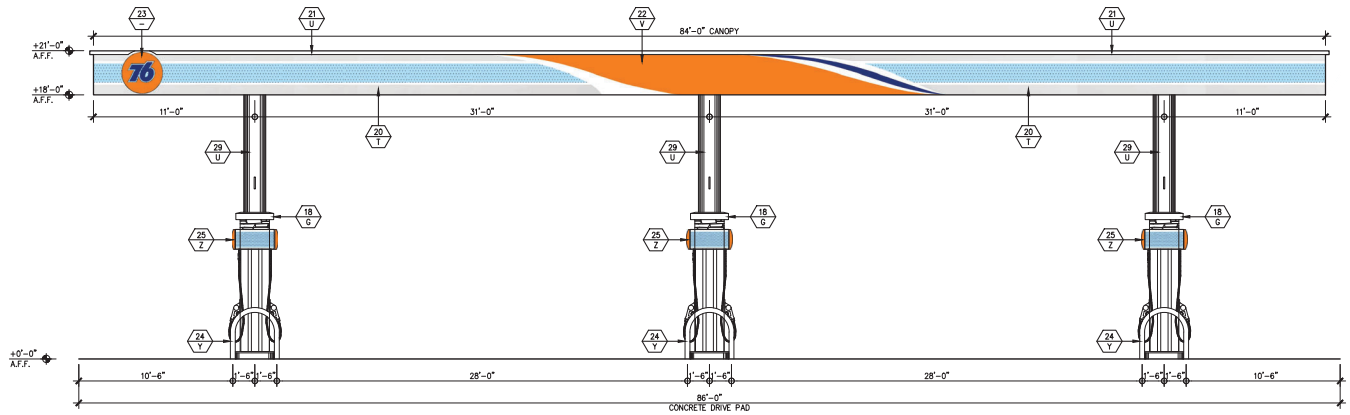
DRAWING NUMBER
A2.1

3/6/2020



1 WEST ELEVATION

1/4" = 1'-0"



2 EAST ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

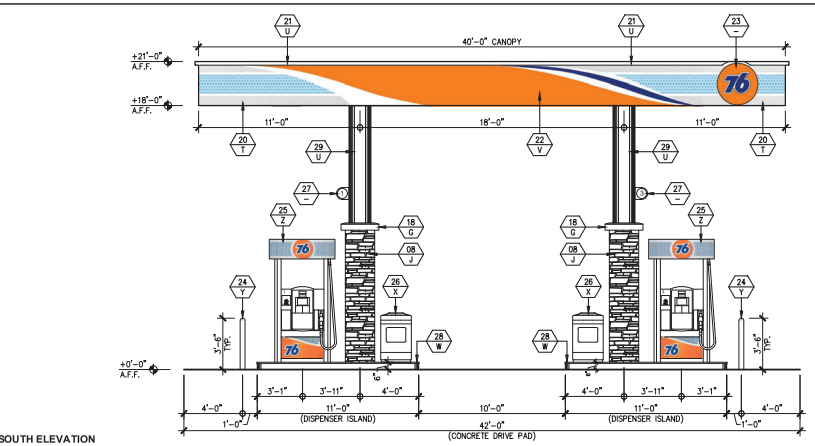
01 — MATERIAL/FINISH
A — COLOR

MATERIAL/FINISH:

08	STONE VENEER
18	FOAM SHAPE WITH CEMENT PLASTER FINISH (SMOOTH FINISH)
20	PRE-FINISHED ACM METAL PANEL
21	3" HIGH LIGHT BAR ENCLOSURE
22	33" HIGH DIGITAL PRINTED CREST IMAGE
23	INTERNALLY ILLUMINATED SIGN (NOT A PART OF THIS PERMIT)
24	4" DIA. U-SHAPE METAL BARRIER POST
25	NON-ILLUMINATED DISPENSER TOPPER
26	TRASH VALET W/ WASH UNIT
27	DISPENSER I.D. FLAG
28	6" HIGH DISPENSER ISLAND
29	ROUND COLUMN CLADDING

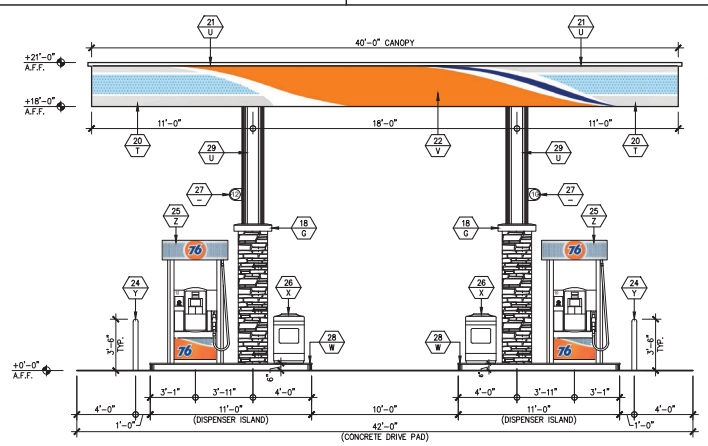
COLOR:

A	DUNN EDWARDS: #DE6224 – "TREASURE CHEST"
G	MANUFACTURER: CORONADO STONE – TEL: (800) 847-8663 STYLE: PRO-LEDGE COLOR: CHABLIS
T	METALLIC SILVER
U	TITANIUM GRAY
V	ORANGE/BLUE REPEATING DOT PATTERN W/ WAVE
W	OASIS GRAY
X	GRAY
Y	76 ORANGE
Z	76 IMAGE PACKAGE



3 SOUTH ELEVATION

1/4" = 1'-0"



3 NORTH ELEVATION

1/4" = 1'-0"

DRAWN BY: A.J.
DATE: 03-18-19
SCALE: 1/4" = 1'-0"
PLOT: 1=1
REF: 00-CA2.0
FILE: 0169-0001

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PREPARED FOR:

DC FUELS
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752
TEL: (877) 252-9447

PREPARED BY:

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4200 E. Alderman Ave. Anaheim, CA 92807
Tel: (714) 693-0355 Fax: (714) 693-0333
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NO.	REVISION	DATE
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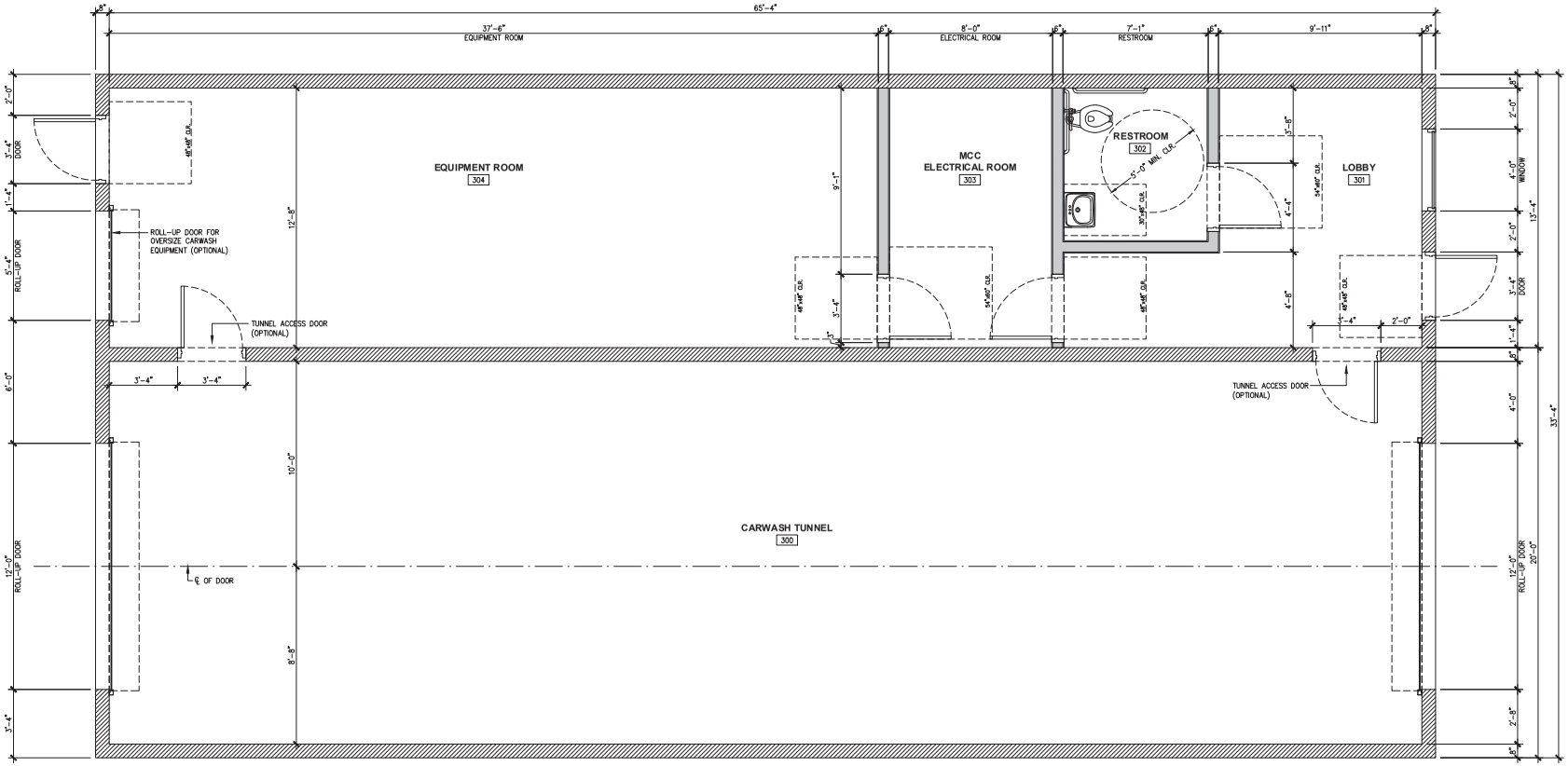
PROPOSED CANOPY ELEVATIONS

C-STORE & FAST FOOD RESTUARANT
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752

DRAWING NUMBER

CA2.0

3/6/2020



PROPOSED CAR WASH FLOOR PLAN

SCALE: 3/8" = 1'-0"

NORTH

DRAWN BY: A.J.
DATE: 10-18-18
SCALE: 3/8" = 1'-0"
PLOT: 1=1
REF: 00-CW1.0
FILE: 0158-0001

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PREPARED FOR:

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JURUPA VALLEY, CA. 91752
TEL: (877) 252-9447

PREPARED BY:

Travis Companies, Inc.
1020 E. Alondra Blvd. Gardena, California 90247
Tel: (714) 893-9393 Fax: (714) 893-3033
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NO.	REVISION	DATE
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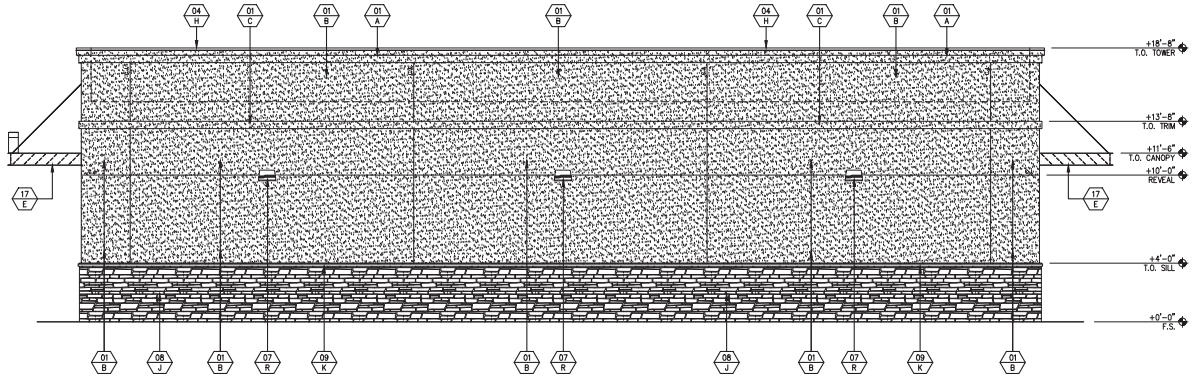
PROPOSED CAR WASH FLOOR PLAN

C-STORE & FAST FOOD RESTUARANT
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752

DRAWING NUMBER

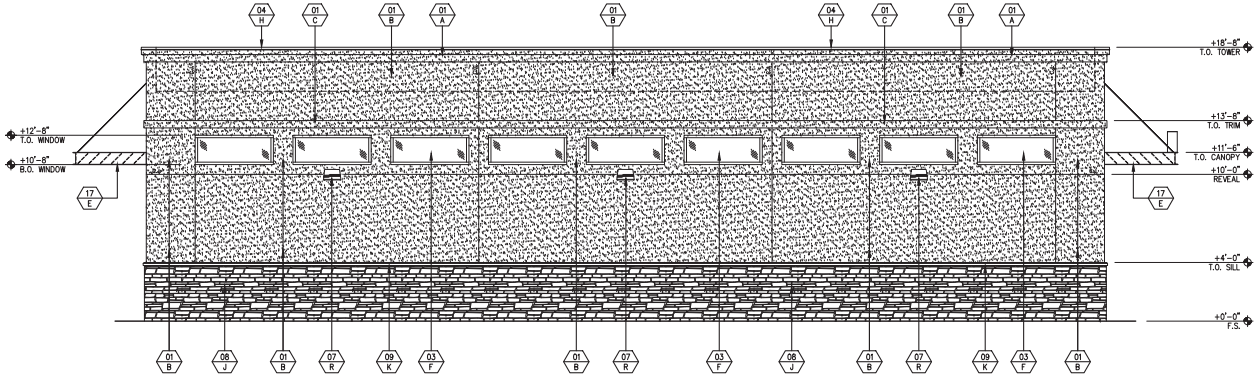
CW1.0

3/6/2020



1 WEST ELEVATION

1/4" = 1'-0"



2 EAST ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

01 — MATERIAL/FINISH
A — COLOR

FUR.	INST.	MATERIAL/FINISH:	
G.C.	G.C.	01	EXTERIOR CEMENT PLASTER OVER CMU BLOCK FINISH: 20/30 FINE SAND
G.C.	G.C.	03	ALUMINUM STOREFRONT SYSTEM WITH 1" CLEAR INSULATED GLAZING
G.C.	G.C.	07	WALL MOUNTED LIGHT FIXTURE
G.C.	G.C.	08	STONE VENEER
G.C.	G.C.	09	WATERTABLE/SILL
G.C.	G.C.	16	HOLLOW METAL DOOR AND FRAME
G.C.	G.C.	17	METAL CANOPY
G.C.	G.C.	20	METAL ROLL-UP DOOR

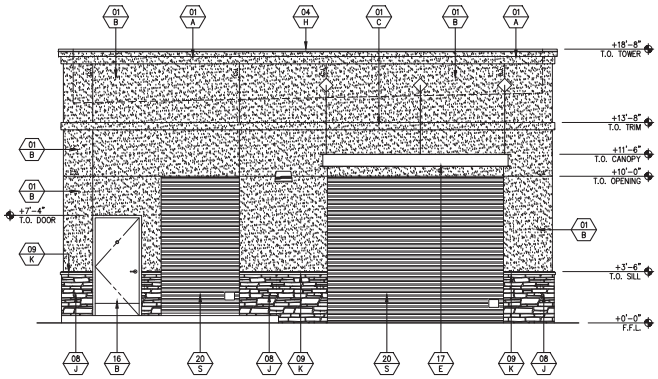
FUR.	INST.	COLOR:	
G.C.	G.C.	B	DUNN EDWARDS: #DE6206 – "DESERT SUADE"
G.C.	G.C.	C	DUNN EDWARDS: #DE6207 – "EGYPTIAN SAND"
G.C.	G.C.	E	DUNN EDWARDS: #DE6231 – "SHAKER GRAY"
G.C.	G.C.	F	MANUFACTURER: ARCADIA, INC. – TEL: (323) 269-7300 MODEL NO.: AFG451 COLOR: CLEAR ANODIZED FINISH
G.C.	G.C.	H	COLOR/FINISH TO MATCH ADJACENT SURFACE
G.C.	G.C.	J	MANUFACTURER: CORONADO STONE – TEL: (800) 847-8663 STYLE: PRO-LEDGE COLOR: CHABLIS
G.C.	G.C.	K	MANUFACTURER: CORONADO STONE – TEL: (800) 847-8663 STYLE: CHISELED STONE SILL COLOR: "LIGHT GREY"
G.C.	G.C.	R	MANUFACTURER: LSI INDUSTRIES MODEL NO.: MCOWP COLOR: BRONZE
G.C.	G.C.	H	MANUFACTURER: OVERHEAD DOORS, CORP. MODEL NO: 780CD SERIES COLOR: PAINT TO MATCH DUNN EDWARDS #DE6206 "DESERT SUADE"

LEGEND:

G.C. = GENERAL CONTRACTOR

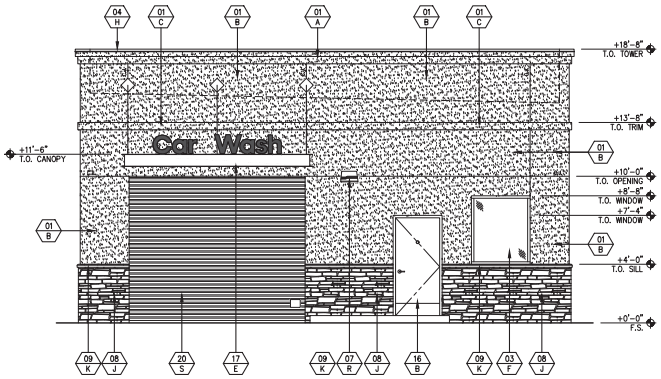
NOTE: EXTERIOR ELEVATIONS

1. ALL PLASTER ACCESSORIES, FLASHING ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES (U.N.O.)
2. CJ = PLASTER CONTROL JOINT
3. INTERNALLY ILLUMINATED I.D. SIGNS NOT A PART OF THIS PERMIT



3 SOUTH ELEVATION

1/4" = 1'-0"



3 NORTH ELEVATION

1/4" = 1'-0"

DRAWN BY: A.J.
DATE: 10-18-18
SCALE: 1/4" = 1'-0"
PLOT: 1=1
REF: DC-CW2.2
FILE: 0158-0001

NOTICE

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PREPARED FOR:

DC FUELS
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PREPARED BY:

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14000 S. Alameda Ave. Lynwood, California 90262
Tel: (714) 693-0355 Fax: (714) 693-0333
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PROPOSED CAR WASH ELEVATIONS

C-STORE & FAST FOOD RESTUARANT
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752

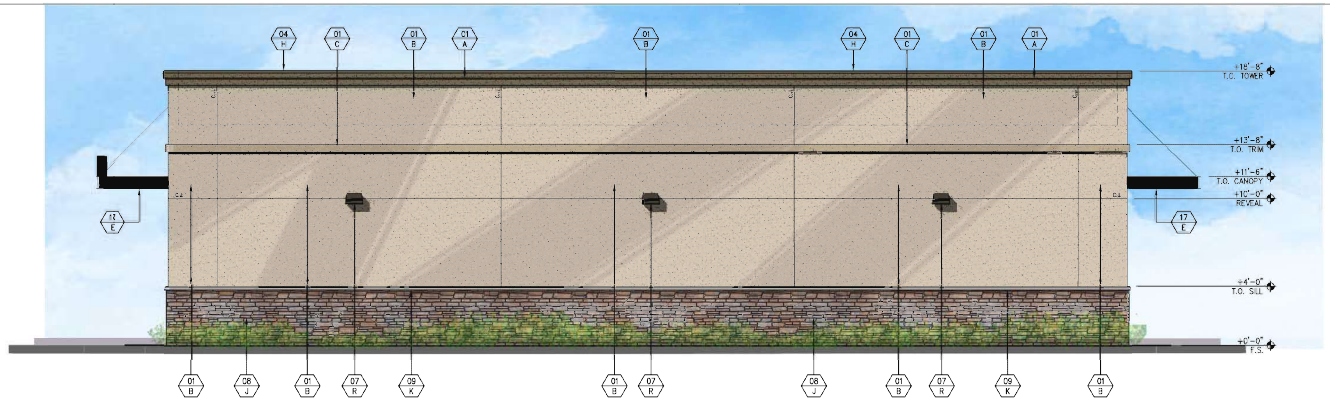
DRAWING NUMBER

CW2.0

3/6/2020

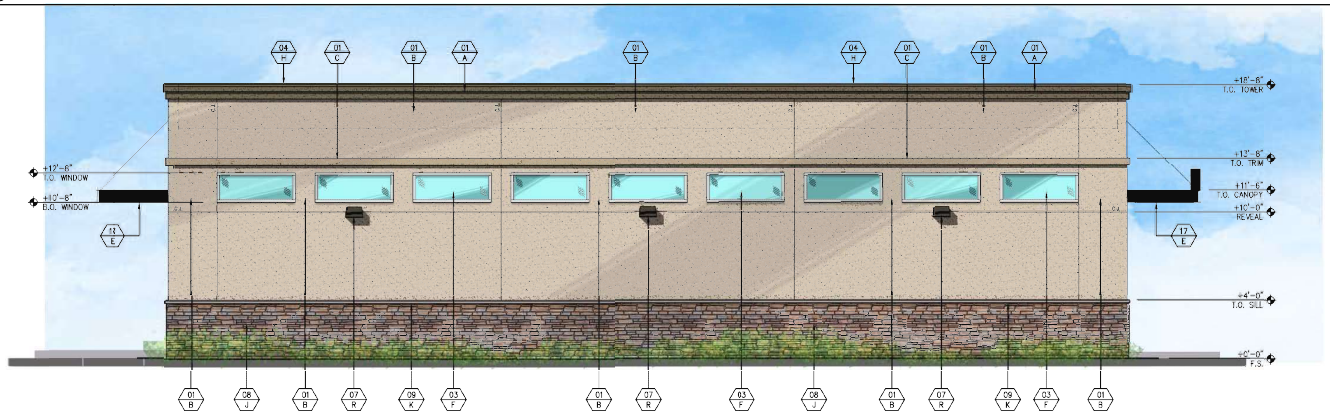
ATTACHMENT NO. 5

Colored Elevations



1 WEST ELEVATION

1/4" = 1'-0"



2 EAST ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

01 — MATERIAL/FINISH
A — COLOR

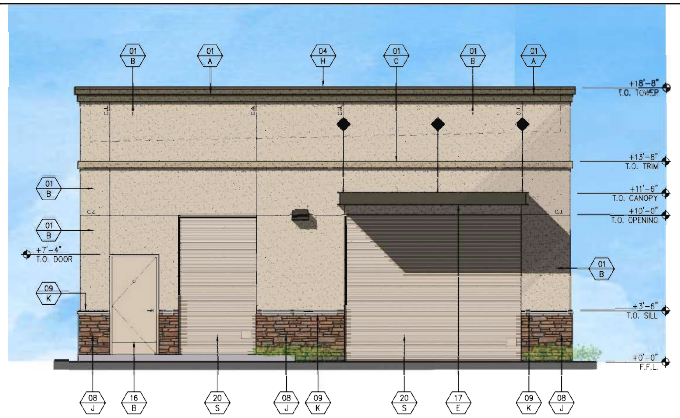
FUR.	INST.	MATERIAL/FINISH:	
G.C.	G.C.	01	EXTERIOR CEMENT PLASTER OVER CMU BLOCK FINISH: 20/30 FINE SAND
G.C.	G.C.	03	ALUMINUM STOREFRONT SYSTEM WITH 1" CLEAR INSULATED GLAZING
G.C.	G.C.	07	WALL MOUNTED LIGHT FIXTURE
G.C.	G.C.	08	STONE VENEER
G.C.	G.C.	09	WATERTABLE/SILL
G.C.	G.C.	16	HOLLOW METAL DOOR AND FRAME
G.C.	G.C.	17	METAL CANOPY
G.C.	G.C.	20	METAL ROLL-UP DOOR

FUR.	INST.	COLOR:	
G.C.	G.C.	A	DUNN EDWARDS: #DE6206 – "DESERT SUADE"
G.C.	G.C.	C	DUNN EDWARDS: #DE6207 – "EGYPTIAN SAND"
G.C.	G.C.	E	DUNN EDWARDS: #DE6231 – "SHAKER GRAY"
G.C.	G.C.	F	MANUFACTURER: ARCADIA, INC. – TEL: (323) 269-7300 MODEL NO.: AFC451 COLOR: CLEAR ANODIZED FINISH
G.C.	G.C.	H	COLOR/FINISH TO MATCH ADJACENT SURFACE
G.C.	G.C.	J	MANUFACTURER: CORONADO STONE – TEL: (800) 847-8663 STYLE: PRO-LEDGE COLOR: CHABLIS
G.C.	G.C.	K	MANUFACTURER: CORONADO STONE – TEL: (800) 847-8663 STYLE: CHISELED STONE SILL COLOR: "LIGHT GREY"
G.C.	G.C.	R	MANUFACTURER: LSI INDUSTRIES MODEL NO.: MCOWP COLOR: BRONZE
G.C.	G.C.	H	MANUFACTURER: OVERHEAD DOORS, CORP. MODEL NO: 780CD SERIES COLOR: PAINT TO MATCH DUNN EDWARDS #DE6206 "DESERT SUADE"

LEGEND:

G.C. – GENERAL CONTRACTOR

3. INTERNALLY ILLUMINATED I.D. SIGNS NOT A PART OF THIS PERMIT



3 SOUTH ELEVATION

1/4" = 1'-0"

3 NORTH ELEVATION

1/4" = 1'-0"

DRAWN BY: A.J.
DATE: 03.18.19
SCALE: 1/4" = 1'-0"
P.O.: 54
REF: 02-2002.6
FILE: 0198.001

NOTICE

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PREPARED FOR:

CG FUELS
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752
TEL: (877) 280-6447

PREPARED BY:

Travis Companies, Inc.
Architecture & Planning
4000 Mission Boulevard, Suite 1, Montclair, CA 91763
tel: (714) 670-0555 fax: (714) 670-0556
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PROPOSED CAR WASH ELEVATIONS

C-STORE & FAST FOOD RESTUARANT
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752

DRAWING NUMBER

CW2.0

3/6/2020

1 EAST ELEVATION

1/4" = 1'-0"

2 SOUTH ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

01 / A — MATERIAL/FINISH / COLOR

FUR.	INST.	MATERIAL/FINISH:
G.C.	G.C.	01 7/8" EXTERIOR CEMENT PLASTER (3 COAT) OVER SELF FURRING DIAMOND MESH OVER 2 LAYERS GRADE "D" PAPER OVER SHEATHING FINISH: 20/30 FINE SAND FINISH
G.C.	G.C.	02 7/8" EXTERIOR CEMENT PLASTER (3 COAT) OVER SELF FURRING DIAMOND MESH OVER 2 LAYERS GRADE "D" PAPER OVER SHEATHING FINISH: SMOOTH TROWEL FINISH
G.C.	G.C.	03 ALUMINUM STOREFRONT SYSTEM WITH 1" CLEAR INSULATED GLAZING
G.C.	G.C.	04 METAL FLASHING
G.C.	G.C.	05 BUILDING ADDRESS NUMBERS
G.C.	G.C.	06 METAL AWNING
G.C.	G.C.	07 WALL MOUNTED LIGHT FIXTURE
G.C.	G.C.	08 STONE VENEER
G.C.	G.C.	09 WATERTABLE/SILL
G.C.	G.C.	10 CONCRETE ROOF TILE
G.C.	G.C.	11 ROUGH SAWN DOUGLAS FIR FASCIA
G.C.	G.C.	12 FIBER CEMENT LAP SIDING
G.C.	G.C.	13 PLYCEM TRIM
G.C.	G.C.	14 ROUGH SAWN DOUGLAS FIR TRELLIS
G.C.	G.C.	15 DRIVE-THRU AUTOMATIC WINDOW
G.C.	G.C.	16 HOLLOW METAL DOOR AND FRAME
G.C.	G.C.	17 METAL CANOPY
G.C.	G.C.	18 FOAM SHAPE WITH CEMENT PLASTER FINISH (SMOOTH FINISH)
G.C.	G.C.	19 METAL ROLL-UP DOOR
G.C.	G.C.	20 ROOF ACCESS LADDER

NOTE: EXTERIOR ELEVATIONS

1. ALL PLASTER ACCESSORIES, FLASHING ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES (U.N.O.)
2. FOR WINDOW TYPE AND SIZE REFER TO WINDOW SCHEDULE
3. CJ = PLASTER CONTROL JOINT
4. G.C. SHALL PROVIDE SHOP DRAWINGS FOR STOREFRONT PRIOR TO FABRICATION, DETAILING MATERIALS, FINISHES, SIZES, PROFILES, CONNECTIONS, ETC.
5. INTERNALLY ILLUMINATED I.D. SIGNS NOT A PART OF THIS PERMIT.
6. ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM GROUND ELEVATION VIEW TO A MINIMUM SIGHT DISTANCE OF 1,326'

FUR.	INST.	COLOR:	
G.C.	G.C.	A	DUNN EDWARDS: #DE6224 – "TREASURE CHEST"
G.C.	G.C.	B	DUNN EDWARDS: #DE6206 – "DESERT SUADE"
G.C.	G.C.	C	DUNN EDWARDS: #DE6207 – "EGYPTIAN SAND"
G.C.	G.C.	D	DUNN EDWARDS: #DE6215 – "WOODEN PEG"
G.C.	G.C.	E	DUNN EDWARDS: #DE6231 – "SHAKER GRAY"
G.C.	G.C.	F	MANUFACTURER: ARCADIA, INC. – TEL: (323) 269-7300 MODEL NO.: AFC451 COLOR: CLEAR ANODIZED FINISH
G.C.	G.C.	G	SIZE: 10" FONT: HELVETICA COLOR: BLACK – 2025
G.C.	G.C.	H	COLOR/FINISH TO MATCH ADJACENT SURFACE
G.C.	G.C.	I	MANUFACTURER: QUIKSERV – TEL: (800) 388-8307 MODEL NO.: SS-4C35E COLOR: CLEAR ANODIZED
G.C.	G.C.	J	MANUFACTURER: CORONADO STONE – TEL: (800) 847-8663 STYLE: PRO-LEDGE COLOR: CHABLIS
G.C.	G.C.	K	MANUFACTURER: CORONADO STONE – TEL: (800) 847-8663 STYLE: CHISELED STONE SILL COLOR: "LIGHT GREY"
G.C.	G.C.	L	MANUFACTURER: CORONADO STONE – TEL: (800) 847-8663 STYLE: CHISELED STONE CAP COLOR: "LIGHT GREY" 28"x28"
G.C.	G.C.	M	MANUFACTURER: EAGLE ROOFING PRODUCTS – TEL: (800) 300-3245 STYLE: PONDEROSA COLOR: #5602 "ARCADIA CANYON BROWN"
G.C.	G.C.	N	MANUFACTURER: ALLURA USA – TEL: (844) 425-5872 MODEL NO.: RUSTIC CEDAR SIZE: 9 1/4" x 12'-0" COLOR: PRE-PRIMED – COLOR TO MATCH DUNN EDWARDS #DE6265 "MOSS COVERED"
G.C.	G.C.	O	MANUFACTURER: ALLURA USA – TEL: (844) 425-5872 MODEL NO.: RUSTIC CEDAR SIZE: 9 1/4" x 12'-0" COLOR: PRE-PRIMED – COLOR TO MATCH DUNN EDWARDS #DE6208 "TUSCAN MOSAIC"
G.C.	G.C.	P	MANUFACTURER: ALLURA USA – TEL: (844) 425-5872 SIZE: 5/4" x 4" x 12'-0" COLOR: PRE-PRIMED – COLOR TO MATCH DUNN EDWARDS #DE6213 "FINE GRAIN"
G.C.	G.C.	Q	MANUFACTURER: LUMINIS – TEL: (866) 586-4647 MODEL NO.: EC613-EDGW COLOR: BRONZE
G.C.	G.C.	R	MANUFACTURER: LSI INDUSTRIES MODEL NO.: MCDWP COLOR: BRONZE
G.C.	G.C.	S	MANUFACTURER: OVERHEAD DOORS, CORP. MODEL NO: 7800D SERIES COLOR: PAINT TO MATCH DUNN EDWARDS "DESERT SUADE"
G.C.	G.C.	T	MANUFACTURER: O'KEEFFE'S, INC. – TEL: (888) 653-3333 MODEL NO: 503 WITH SECURITY DOOR

DRAWN BY: A.A.
DATE: 03.19.19
SCALE: 1/4" = 1'-0"
PLOT: 1:1
REF: 6C-2.6
FILE: 0159.001

NOTICE
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PREPARED FOR:
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752
TEL: (877) 334-4647

PREPARED BY:
Travis Companies, Inc.
4000 E. Ryan Road, Oregon, WI 53575
Tel: (715) 835-4800 Fax: (715) 835-3333
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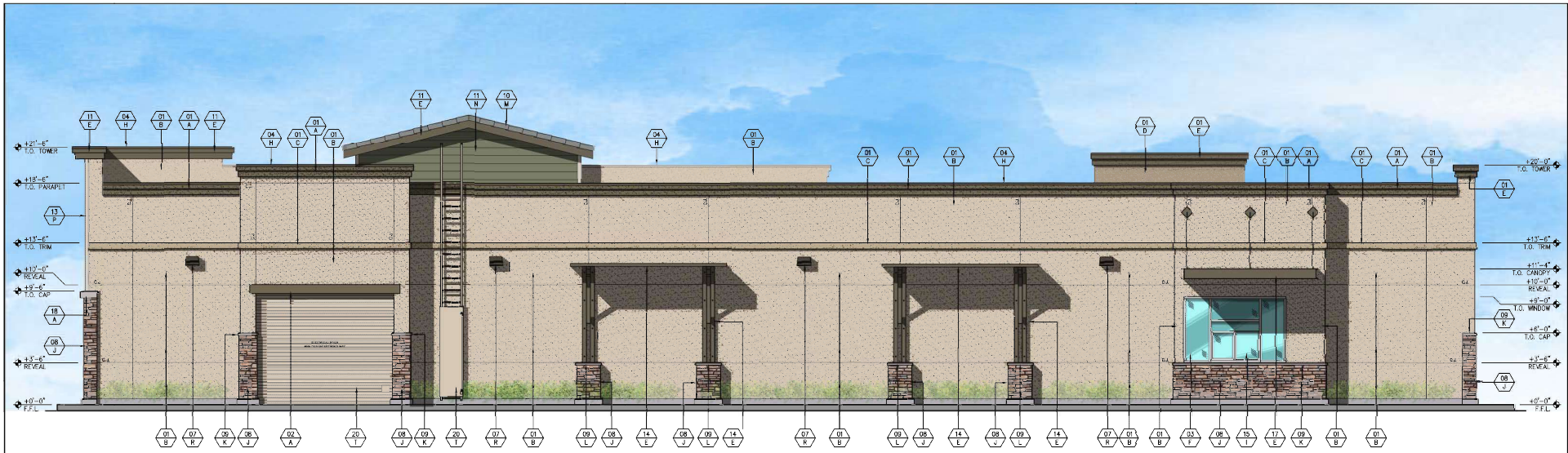
PROPOSED EXTERIOR ELEVATIONS

C-STORE & FAST FOOD RESTUARANT
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752

DRAWING NUMBER
A2.0

4/3/2020



1 WEST ELEVATION

1/4" = 1'-0"

2 NORTH ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

01 A — MATERIAL/FINISH
— COLOR

FUR.	INST.	MATERIAL/FINISH:
G.C.	G.C.	01 7/8" EXTERIOR CEMENT PLASTER (3 COAT) OVER SELF FURRING DIAMOND MESH OVER 2 LAYERS GRADE "D" PAPER OVER SHEATHING FINISH: 20/30 FINE SAND FINISH
G.C.	G.C.	02 7/8" EXTERIOR CEMENT PLASTER (3 COAT) OVER SELF FURRING DIAMOND MESH OVER 2 LAYERS GRADE "D" PAPER OVER SHEATHING FINISH: SMOOTH TROWEL FINISH
G.C.	G.C.	03 ALUMINUM STOREFRONT SYSTEM WITH 1" CLEAR INSULATED GLAZING
G.C.	G.C.	04 METAL FLASHING
G.C.	G.C.	05 BUILDING ADDRESS NUMBERS
G.C.	G.C.	06 METAL AWNING
G.C.	G.C.	07 WALL MOUNTED LIGHT FIXTURE
G.C.	G.C.	08 STONE VENEER
G.C.	G.C.	09 WATERTABLE/SILL
G.C.	G.C.	10 CONCRETE ROOF TILE
G.C.	G.C.	11 ROUGH SAWN DOUGLAS FIR FASCIA
G.C.	G.C.	12 FIBER CEMENT LAP SIDING
G.C.	G.C.	13 PLYCEM TRIM
G.C.	G.C.	14 ROUGH SAWN DOUGLAS FIR TRELLIS
G.C.	G.C.	15 DRIVE-THRU AUTOMATIC WINDOW
G.C.	G.C.	16 HOLLOW METAL DOOR AND FRAME
G.C.	G.C.	17 METAL CANOPY
G.C.	G.C.	18 FOAM SHAPE WITH CEMENT PLASTER FINISH (SMOOTH FINISH)
G.C.	G.C.	19 METAL ROLL-UP DOOR
G.C.	G.C.	20 ROOF ACCESS LADDER

NOTE: EXTERIOR ELEVATIONS

1. ALL PLASTER ACCESSORIES, FLASHING ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES (U.N.O.)
2. FOR WINDOW TYPE AND SIZE REFER TO WINDOW SCHEDULE
3. CJ = PLASTER CONTROL JOINT
4. G.C. SHALL PROVIDE SHOP DRAWINGS FOR STOREFRONT PRIOR TO FABRICATION, DETAILING MATERIALS, FINISHES, SIZES, PROFILES, CONNECTIONS, ETC.
5. INTERNALLY ILLUMINATED I.D. SIGNS NOT A PART OF THIS PERMIT.
6. ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM GROUND ELEVATION VIEW TO A MINIMUM SIGHT DISTANCE OF 1,326'

FUR.	INST.		COLOR:
G.C.	G.C.	A	DUNN EDWARDS: #DE6224 – "TREASURE CHEST"
G.C.	G.C.	B	DUNN EDWARDS: #DE6206 – "DESERT SUADE"
G.C.	G.C.	C	DUNN EDWARDS: #DE6207 – "EGYPTIAN SAND"
G.C.	G.C.	D	DUNN EDWARDS: #DE6213 – "WOODEN PEG"
G.C.	G.C.	E	DUNN EDWARDS: #DE6231 – "SHAKER GRAY"
G.C.	G.C.	F	MANUFACTURER: ARCADIA, INC. – TEL: (323) 269-7300 MODEL NO.: AF0451 COLOR: CLEAR ANODIZED FINISH
G.C.	G.C.	G	SIZE: 10" FONT: HELVETICA COLOR: BLACK – 2025
G.C.	G.C.	H	COLOR/FINISH TO MATCH ADJACENT SURFACE
G.C.	G.C.	I	MANUFACTURER: QUIKSERV – TEL: (800) 388-8307 MODEL NO.: SS-4035E COLOR: CLEAR ANODIZED
G.C.	G.C.	J	MANUFACTURER: CORONADO STONE – TEL: (800) 847-8663 STYLE: PRO-LEDGE COLOR: CHABLIS
G.C.	G.C.	K	MANUFACTURER: CORONADO STONE – TEL: (800) 847-8663 STYLE: CHISELED STONE SILL COLOR: "LIGHT GREY"
G.C.	G.C.	L	MANUFACTURER: CORONADO STONE – TEL: (800) 847-8663 STYLE: CHISELED STONE CAP COLOR: "LIGHT GREY" 28"x28"
G.C.	G.C.	M	MANUFACTURER: EAGLE ROOFING PRODUCTS – TEL: (800) 300-3245 STYLE: PONDEROSA COLOR: #5502 "ARCADIA CANYON BROWN"
G.C.	G.C.	N	MANUFACTURER: ALLURA USA – TEL: (844) 425-5872 MODEL NO.: RUSTIC CEDAR SIZE: 9 1/4" x 12'-0" COLOR: PRE-PRIMED – COLOR TO MATCH DUNN EDWARDS #DE6265 "MOSS COVERED"
G.C.	G.C.	O	MANUFACTURER: ALLURA USA – TEL: (844) 425-5872 MODEL NO.: RUSTIC CEDAR SIZE: 9 1/4" x 12'-0" COLOR: PRE-PRIMED – COLOR TO MATCH DUNN EDWARDS #DE6208 "TUSCAN MOSAIC"
G.C.	G.C.	P	MANUFACTURER: ALLURA USA – TEL: (844) 425-5872 SIZE: 5/4" x 4" x 12'-0" COLOR: PRE-PRIMED – COLOR TO MATCH DUNN EDWARDS #DE6213 "FINE GRAIN"
G.C.	G.C.	Q	MANUFACTURER: LUMINIS – TEL: (866) 586-4647 MODEL NO.: FORT3-FOEW COLOR: BRONZE
G.C.	G.C.	R	MANUFACTURER: LSI INDUSTRIES MODEL NO.: MCOWP COLOR: BRONZE
G.C.	G.C.	S	MANUFACTURER: OVERHEAD DOORS, CORP. MODEL NO: 7800D SERIES COLOR: PAINT TO MATCH DUNN EDWARDS "DESERT SUADE"
G.C.	G.C.	T	MANUFACTURER: O'KEEFFE'S, INC. – TEL: (888) 653-3333 MODEL NO: 503 WITH SECURITY DOOR

DRAWN BY: A.L.
DATE: 03.19.19
SCALE: 1/4" = 1'-0"
PLOT: 1:1
REF: Kit-Add
FILE: 0198.DWG

NOTICE

The drawing and all information thereon is the property of Travis Companies, Inc. and shall not be copied or used except for the purpose for which it was originally furnished. The drawing and any information thereon or any copies thereof shall be returned to the owner upon demand.

PREPARED FOR:

DG FIELD
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752
TEL: (951) 334-6441

PREPARED BY:

Travis Companies, Inc.
4400 E. Ryan Road, Corona, CA 92880
(951) 735-8300 FAX: (714) 693-0313

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NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

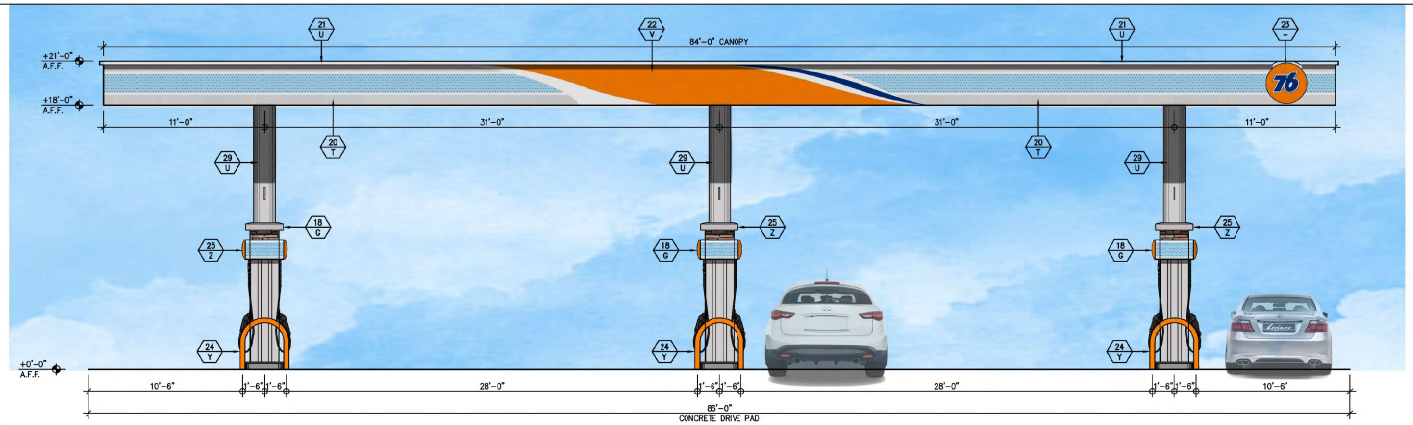
PROPOSED EXTERIOR ELEVATIONS

C-STORE & FAST FOOD RESTUARANT
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752

DRAWING NUMBER

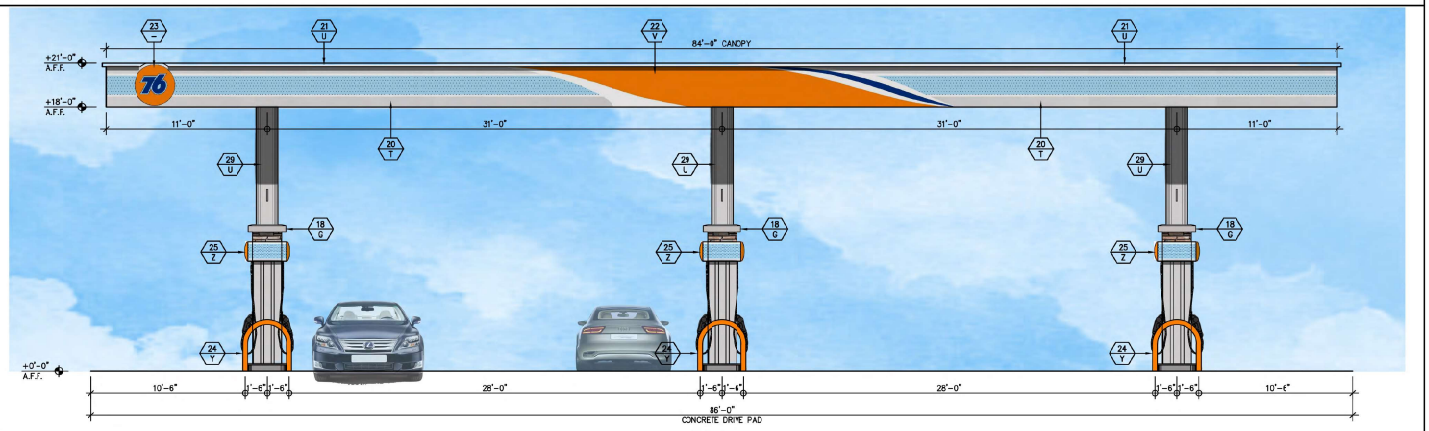
A2.1

4/3/2020



1 WEST ELEVATION

1/4" = 1'-0"



2 EAST ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

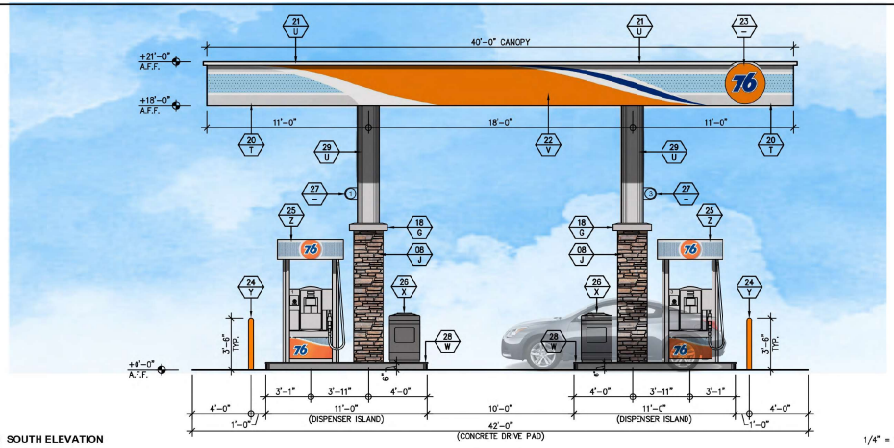
01 — MATERIAL/FINISH
A — COLOR

MATERIAL/FINISH:

08	STONE VENEER
18	FOAM SHAPE WITH CEMENT PLASTER FINISH (SMOOTH FINISH)
20	PRE-FINISHED ACM METAL PANEL
21	3" HIGH LIGHT BAR ENCLOSURE
22	33" HIGH DIGITAL PRINTED CREST IMAGE
23	INTERNALLY ILLUMINATED SIGN (NOT A PART OF THIS PERMIT)
24	4" DIA. U-SHAPE METAL BARRIER POST
25	NON-ILLUMINATED DISPENSER TOPPER
26	TRASH VALET W/ WASH UNIT
27	DISPENSER I.D. FLAG
28	6" HIGH DISPENSER ISLAND
29	ROUND COLUMN CLADDING

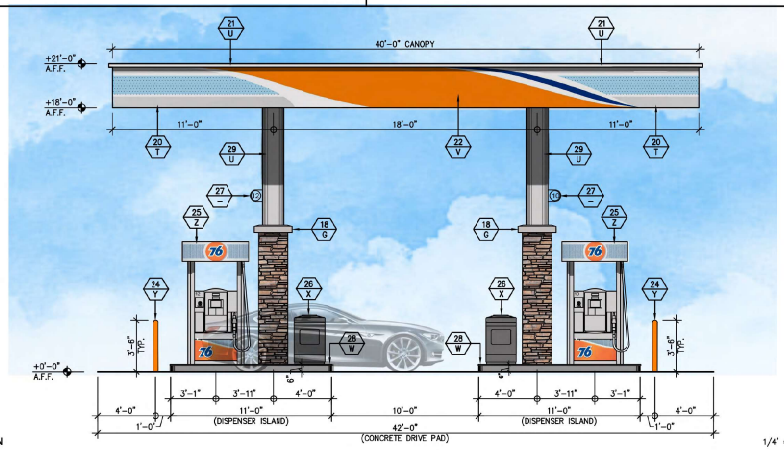
COLOR:

A	DUNN EDWARDS: #DE6224 – "TREASURE CHEST"
G	MANUFACTURER: CORONADO STONE – TEL: (800) 847-8663 STYLE: PRO-LEDGE COLOR: CHABLIS
T	METALLIC SILVER
U	TITANIUM GRAY
V	ORANGE/BLUE REPEATING DOT PATTERN W/ WAVE
W	OASIS GRAY
X	GRAY
Y	76 ORANGE
Z	76 IMAGE PACKAGE



3 SOUTH ELEVATION

1/4" = 1'-0"



3 NORTH ELEVATION

1/4" = 1'-0"

DRAWN BY: A.J.
DATE: 03-15-18
SCALE: 1/4" = 1'-0"
PLOT: 1:1
REF: DC-CA2.0
FILE: U:\2016\0000

NOTICE

This drawing and all information thereon is the property of Travis Companies, Inc. and may not be copied or used except for the purpose for which it was originally furnished. This drawing and any information thereon shall not be used for construction and shall not constitute sealed set unless so are sealed upon request.

PREPARED FOR:
PIER Enterprises Group, Inc.
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752
TEL: (877) 357-4487

PREPARED BY:
Travis Companies, Inc.
4400 Bridgewater Lane, Chino, California 91710
Tel: (714) 693-0288 Fax: (714) 693-0333
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NO.	REVISION	DATE

PROPOSED CANOPY ELEVATIONS

C-STORE & FAST FOOD RESTUARANT
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA 91752

DRAWING NUMBER
CA2.0

1/17/2019

ATTACHMENT NO. 6

Colors and Materials Sheet

PIER ENTERPRISES GROUP INC.

C-STORE & FAST FOOD RESTURANT

4685 PIER ENTERPRISES WAY, JURUPA, CALIFORNIA 91752

PREPARED FOR :

PIER Enterprises Group, Inc.

4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA. 91752
TEL: (877) 325-6447

A B C D E F G H

1 2 3 4 5 6 7

COLOR LEGEND

A. DUNN EDWARDS
#DE6224 "TREASURE CHEST"

B. DUNN EDWARDS
#DE6206 "DESERT SUADE"

C. DUNN EDWARDS
#DE6207 "EGYPTIAN SAND"

D. DUNN EDWARDS
#DE6215 "WOODEN PEG"

E. DUNN EDWARDS
#DE6231 "SHAKER GRAY"

F. DUNN EDWARDS
#DE6208 "TUSCAN MOSIAC"

G. DUNN EDWARDS
#DE6213 "FINE GRAIN"

H. DUNN EDWARDS
#DE6265 "MOSS COVERED"

MATERIAL LEGEND

1. CORONADO STONE
PRO-LEDGE
CHABLIS

2 CORONADO STONE
CHISELED STONE SILL & CAP
LIGHT GREY

3 EAGLE ROOFING PRODUCTS
PONDEROSA #5502
"ARCADIA CANYON BROWN"

4 ALLURA USA
RUSTIC CEDAR
#DE6265 "MOSS COVERED"
#DE6208 "TUSCAN MOSIAC"

5 METAL CANOPY
#DE6231 "SHAKER GRAY"

6 METAL AWNING
#DE6231 "SHAKER GRAY"

7 WALL LIGHT FIXTURE
LUMINIS
EC613-EC6W
BRONZE

Travis Companies, Inc.

4430 E. Miraloma Avenue , Suite F , Anaheim , California 92807

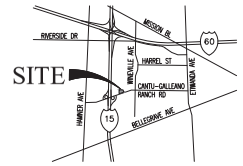
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and client, tenant and governmental agency approval. No warranties or guaranties of any kind are given or implied by the architect.

ATTACHMENT NO. 7

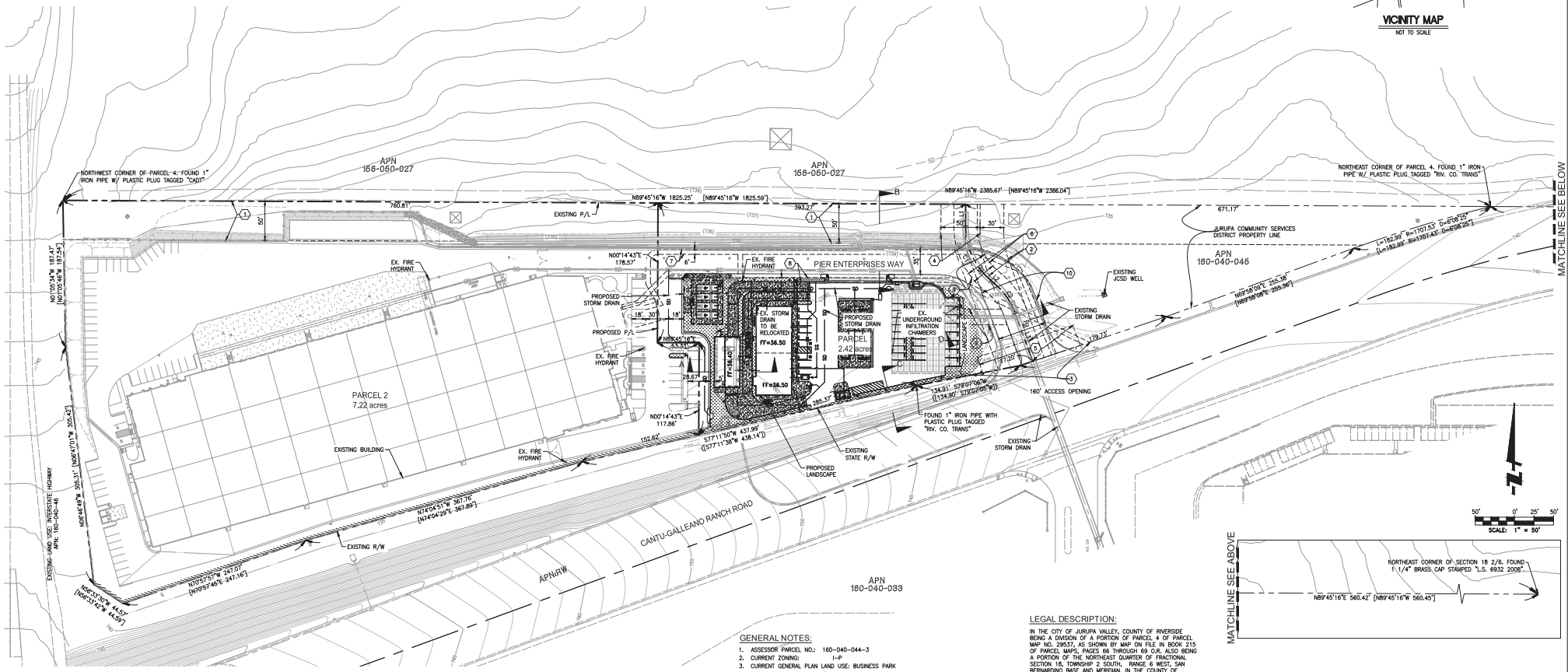
Tentative Parcel Map

TENTATIVE PARCEL MAP 37679

IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE
BEING A DIVISION OF A PORTION OF PARCEL 4 OF PARCEL MAP NO. 29537, AS SHOWN
BY MAP ON FILE IN BOOK 215 OF PARCEL MAPS, PAGES 66 THROUGH 69 O.R.
ALSO BEING A PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN,
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
1 PARCEL 9.64 ACRES GROSS



VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

1. ASSESSOR PARCEL NO.: 160-040-044-3
2. CURRENT ZONING: I-P
3. CURRENT GENERAL PLAN LAND USE: BUSINESS PARK
4. PROPOSED ZONING: C-1/C-P
5. SURROUNDING ZONING:
   - NORTH – I-P
   - SOUTH – I-P
   - EAST – I-P
   - WEST – I-P
6. ACREAGE BEING DIVIDED: 9.64 ACRES GROSS, 8.67 ACRES NET
7. NO AREAS OF THIS PROJECT ARE SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD.
8. TOTAL PARCELS: 2
   - PARCEL 1
     - GROSS ACREAGE: 2.42
     - NET ACREAGE: 2.18
   - PARCEL 2
     - GROSS ACREAGE: 7.22
     - NET ACREAGE: 6.49
   - TOTAL
9. ADJACENT LAND USE: VACANT & WAREHOUSE
10. EXISTING LAND USE:
    - PARCEL 1: VACANT
    - PARCEL 2: WAREHOUSE
11. PROPOSED LAND USE:
    - PARCEL 1: COMMERCIAL RETAIL
12. THOMAS BROS. MAP BOOK PAGE: 683, GRID F2
13. WELL LOCATION SHOWN ON PLAN.
14. SITE IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS OR WITHIN A SPECIAL STUDIES ZONE
15. SOURCE OF TOPOGRAPHY: USGS. CONTOUR INTERVAL= 1 FT.
16. A PROGRAM FOR THE CONTROL OF SOIL EROSION AND OTHER POLLUTANTS IN CONFORMITY WITH TITLE 7 SHALL BE SUBMITTED AND IMPLEMENTED FOR LAND DIVISIONS AND RELATED IMPROVEMENTS UPON CITY'S REQUEST.
17. NO FUTURE JCSD WELLS SITE ARE PROPOSED AT THIS TIME.

LEGAL DESCRIPTION:

IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE BEING A DIVISION OF A PORTION OF PARCEL 4 OF PARCEL MAP NO. 29537, AS SHOWN BY MAP ON FILE IN BOOK 215 OF PARCEL MAPS, PAGES 66 THROUGH 69 O.R. ALSO BEING A PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. 1 PARCEL 9.64 ACRES GROSS

BASIS OF BEARINGS:

THE BEARING OF N89°45'16"W AS SHOWN FOR THE NORTH LINE OF PARCEL 4 OF PARCEL MAP NO. 29537 RECORDED IN BOOK 215 OF PARCEL MAPS AT THE PAGES 66–69. ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGEND:

- (X) SEE SHEET 2 FOR EASEMENT DESCRIPTION
- O FOUND MONUMENT AS DESCRIBED
- ⊟ MONUMENT SEARCHED FOR PER PARCEL MAP NO. 29537. NOTHING FOUND.
- ( ) RECORD PER PARCEL MAP NO. 29537 PER PARCEL MAP BOOK 25, PGS. 66–69.
- [ ] RECORD PER CERTIFICATE OF COMPLIANCE NO. 6986.
- ACCESS RESTRICTION PER PARCEL MAP NO.29537, MAP BOOK 215, PAGE 66–69

BK.	BOOK
CO. RD.	COUNTY ROAD
M.B.	MAP BOOK
O.R.	OFFICIAL RECORDS
PG.	PAGE

UTILITY PURVEYORS:

WATER & SEWER SERVICES
JURUPA COMMUNITY SERVICES DISTRICT
951.685.7434

DISPOSAL SERVICES
BURRTEC
951.786.0639
WASTE MANAGEMENT
800.423.9996

GAS SERVICES
SOUTHERN CALIFORNIA GAS COMPANY
800.427.2200

ELECTRIC SERVICES
SOUTHERN CALIFORNIA EDISON
800.655.4555

CONTIGUOUS OWNERSHIP:

THE OWNERS REPRESENT THIS TO BE THE ENTIRE CONTIGUOUS OWNERSHIP UNLESS OTHERWISE NOTED.

SUBDIVIDER:

PIER ENTERPRISES GROUP INC
4685 PIER ENTERPRISES WAY
JURUPA VALLEY, CA. 91752
PHONE: 877–325–6447
CONTACT: ROBERT PIER

MAP PREPARER:

FUSCOE ENGINEERING INC
2850 INLAND EMPIRE BLVD.,
SUITE B
ONTARIO, CA 91764
(909) 581–0676

CONTACT: STEVE ELLIS, PE

OWNER:

WESTATES HOLDINGS, LLC.
4685 PIER ENTERPRISE WAY
JURUPA VALLEY, CA 91752
(877) 325–6447

CURVE TABLE

CURVE #	LENGTH	LENGTH (RECORD)	RADIUS	RADIUS (RECORD)	DELTA	DELTA (RECORD)
C1	79.76	(79.76')	90.00'	(90.00')	50°46'26"	(50°46'26")
C2	47.92	(47.92')	90.00'	(90.00')	30°30'35"	(30°30'35")

LINE TABLE

LINE #	LENGTH	LENGTH (RECORD)	DIRECTION	DIRECTION (RECORD)
L1	27.75	(27.75')	S00°15'05"W	(S00°15'05"W)
L2	4.80	(5.09')	S47°27'26"E	(S50°31'21"E)
L3	65.21	(65.21')	S20°00'46"E	(S20°00'46"E)

IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires 2 working days notice to be given before to "Commence Excavation". "Permit to Excavate" will be valid for your Dig Alert I.D. Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
1-800-227-2600

STEVEN L. ELLIS DATE
R.C.E. No. 47255 expires 12/31/21

REGISTERED PROFESSIONAL ENGINEER STEVEN L. ELLIS NO. C 047255 Exp. 12/31/21 CIVIL STATE OF CALIFORNIA

FUSCOE ENGINEERING
28100 Inland Empire Boulevard, Suite B,
Ontario, California 91764
tel 909.581.0676 fax 909.581.0696
www.fuscoe.com

DATE	BY	MARK	REVISIONS	APPR.	DATE

DESIGNED BY DRAWN BY CHECKED BY:

CITY OF JURUPA VALLEY

APPROVED _____ 20 __
BY: _____

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

TENTATIVE TRACT MAP No. 37679
C-STORE, FUELING & QSR
JURUPA VALLEY, CALIFORNIA

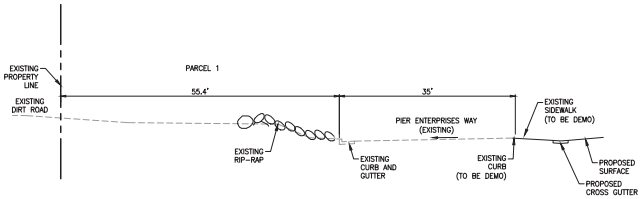
PREPARED FOR: PIER ENTERPRISES GROUP INC

SHEET 1 OF 2

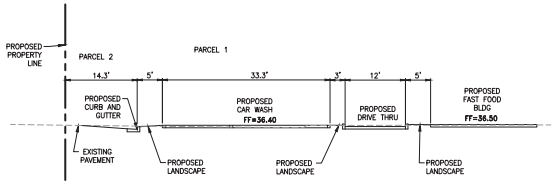
F:\PROJECTS\183\183-VLAND\VITELLEBATY\TENTATIVE PARCEL MAP\183-001TMPMLNS0 (01-14-20 10:55:50AM) Plotted by: Steve Jimenez

TENTATIVE PARCEL MAP 37679

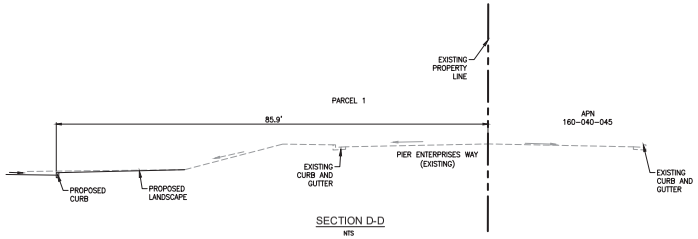
IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE
BEING A DIVISION OF A PORTION OF PARCEL 4 OF PARCEL MAP NO. 29537, AS SHOWN
BY MAP ON FILE IN BOOK 215 OF PARCEL MAPS, PAGES 66 THROUGH 69 O.R.
ALSO BEING A PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN,
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
1 PARCEL 9.64 ACRES GROSS



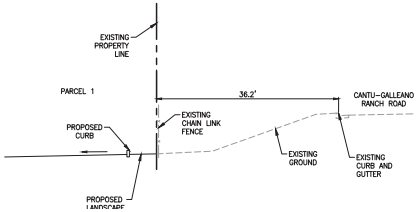
SECTION B-B
NTS



SECTION A-A
NTS



SECTION D-D
NTS



SECTION C-C
NTS

EASEMENT NOTES:

1. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 23, 1911 IN BOOK 326 OF DEEDS, PAGE 197.
   IN FAVOR OF:SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
   AFFECTS: AS DESCRIBED THEREIN

2. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 29537 RECORDED DECEMBER 15, 2005 AND ON FILE IN BOOK 215, PAGE 66-69, OF PARCEL MAPS.
   FOR: STORM DRAIN AND INCIDENTAL PURPOSES.

   A DOCUMENT RECORDED JANUARY 22, 2009 AS INSTRUMENT NO. 2009-0031272 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT.

3. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM CANTU-GALLEANO RANCH ROAD WITH EXCEPTION TO A ONE-HUNDRED SIXTY FOOT ACCESS OPENING, HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF PARCEL MAP NO. 29537 ON FILE IN BOOK 215, PAGE 66-69, OF PARCEL MAPS.

4. AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES AND INCIDENTAL PURPOSES, RECORDED JANUARY 22, 2009 AS INSTRUMENT NO. 2009-0031273 OF OFFICIAL RECORDS.
   IN FAVOR OF:RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
   AFFECTS: AS DESCRIBED THEREIN

   THE DISTRICT WILL QUITCLAIM TO THE GRANTORS HEREIN OR TO THEIR SUCCESSORS OR ASSIGNS ALL OF THE INTEREST CONVEYED BY THIS SAID EASEMENT AS WILL NO LONGER BE NECESSARY TO THE DISTRICT BY REASON OF THE APPROVAL OF THE EXTENSION OF THE DRY CREEK MDP LINE C, AS EVIDENCED BY THE DISTRICTS ISSUANCE OF A NOTICE TO PROCEED FOR SUCH.

5. AN EASEMENT FOR PUBLIC ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED MARCH 02, 2010 AS INSTRUMENT NO. 2010-0092838 OF OFFICIAL RECORDS.
   IN FAVOR OF:COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION
   AFFECTS: AS DESCRIBED THEREIN

6. AN OFFER OF DEDICATION FOR STORM DRAIN EASEMENT FOR FLOOD CONTROL AND DRAINAGE PURPOSES FOR THE CONSTRUCTION, USE, REPAIR, RECONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF STORM DRAIN FACILITIES, AND ALL APPURTENANT WORK AND INCIDENTAL PURPOSES, RECORDED JANUARY 19, 2011
   AS INSTRUMENT NO. 2011-0028772 OF OFFICIAL RECORDS.
   TO: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

7. AN EASEMENT FOR RIGHT OF WAY TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JULY 11, 2012 AS INSTRUMENT NO. 2012-0322252 OF OFFICIAL RECORDS.
   IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
   AFFECTS: AS DESCRIBED THEREIN

8. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 13, 2016 AS INSTRUMENT NO. 2016-0144630 OF OFFICIAL RECORDS.
   IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
   AFFECTS: AS DESCRIBED THEREIN

9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COOPERATIVE AGREEMENT" RECORDED DECEMBER 08,2011 AS INSTRUMENT NO. 2011-0549852 OF OFFICIAL RECORDS.

10. THE TERMS AND PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF PERMANENT JOINT DRIVEWAY EASEMENT" RECORDERED FEBRUARY 04, 2011 AS INSTRUMENT NO. 2011005063B OF OFFICIAL RECORDS.

IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires 2 working days notice to the underground utilities in "Area of Excavation". "Permit to Excavate" will be valid for your Dig Alert I.D. Number call
CALL TOLL FREE
48 HOURS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
1-800-227-2600

REGISTERED PROFESSIONAL ENGINEER STEVEN L. ELLIS NO. C 047255 Exp. 12/31/21 CIVIL STATE OF CALIFORNIA

STEVEN L. ELLIS DATE
R.C.E. No. 47255 expires 12/31/21

FUSCOE ENGINEERING
28150 Inland Empire Boulevard, Suite B, Ontario, California 91761-4
tel 909.581.1.00.76 fax 909.581.0.696
www.Fuscoe.com

DATE	BY	MARK	REVISIONS	APPR.	DATE

DESIGNED BY DRAWN BY CHECKED BY:

CITY OF JURUPA VALLEY

APPROVED _____ 20 __
BY: _____

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

TENTATIVE TRACT MAP No. 37679
C-STORE, FUELING & QSR
JURUPA VALLEY, CALIFORNIA

PREPARED FOR: PIER ENTERPRISES GROUP INC

SHEET 2 OF 2

F:\PROJECTS\187\187\PLANS\ENTITLEMENTS\TENTATIVE PARCEL MAP\187-01TPM01TPL.DWG [T1-1-4-2D 10:03:50AM] Plotted by: Mara Jimenez

City of Jurupa Valley

STAFF REPORT

DATE: **April 22, 2020**

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

FROM: **THOMAS G. MERRELL, AICP, PLANNING DIRECTOR**

BY: **MICHAEL FELLOWS, AICP, SENIOR PLANNER**

SUBJECT: **AGENDA ITEM NO. 6.3**

MASTER APPLICATION (MA) NO. 19225, 19226, 19227, 19235 (CUP19006, CUP19006, & CUP19007): ESTABLISHING A RECYCLING PROCESSING FACILITY FOR ORGANICS, PLASTICS, STYROFOAM, CARDBOARD, METALS, AND OTHER MATERIALS IN AN EXISTING BUSINESS PARK

LOCATION: NORTHWEST CORNER OF SERRANO DRIVE AND BAIN STREET / APN: 156-210-095, 156-210-096, AND 156-210-097

APPLICANT: PREZERO US PROPERTY, LLC.

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2020-04-22-03 1) approving Conditional Use Permit No. 19006, 2) approving Conditional Use Permit No. 19007, and 3) approving Conditional Use Permit No. 19008 in order to establish a recycling processing facility for organics, plastics, styrofoam, cardboard, metals in an existing business park located between Serrano Drive and Bain Street.

PROJECT DESCRIPTION

The project is a proposed recycling collection facility that would recycle organic material, plastics, Styrofoam, cardboard, and metals within a business park and three existing three existing buildings.

The Applicant has submitted the following applications:

- **MA19225 Conditional Use Permit (CUP) No. 19006:** Establish a Recycling Processing Facility for Organic Material with Black Soldier Fly Larvae in Building #1 located at 4420 Serrano Drive.
- **MA19226 Conditional Use Permit (CUP) No. 19007:** Recycling Processing Facility for plastics and organic Material in Building #2 located at 4338 Serrano Drive.
- **MA19227 Conditional Use Permit (CUP) No. 19008:** Recycling Processing Facility for cardboard, metals, and other material in Building #3 located at 4350 Serrano Drive.

BACKGROUND

This project requires tenant improvements and exterior modifications of the business park to accommodate the recycling processing facility. The Planning Director approved a Substantial Conformance application to the original approval of the business park, SDP31488, for these modifications. The approval is subject to a condition of approval that requires the Conditional Use Permits to be approved prior to the Substantial Conformance application becoming

effective. If the CUPs are not approved, the Substantial Conformance approval will become void.

The Substantial Conformance request included:

- Two (2) truck scales (one on a private road; one in the parking lot)
- Reduce parking from 472 parking spaces to appx. 255 parking spaces
- One (1) entry access gate
- Two (2) 39' tall silos for building #1
- Organics transfer bridge between buildings #1 & #2
- Six (6) 39' tall silos for building #2
- Two (2) new dock positions for building #2
- One (1) 14' x 50' chiller pad for building #2
- One (1) trash compactor for building #3

PROPERTY DESCRIPTION

The subject properties are located between San Sevaine Way and Bain Street, northeast of Van Buren Boulevard. See Exhibit 1. The project consists of three (3) parcels that are developed with three (3) speculative industrial buildings (one per lot) that share a 472 space parking lot. The parking lot provides through access from San Sevaine Way to Bain Street.

EXHIBIT 1: AERIAL VIEW

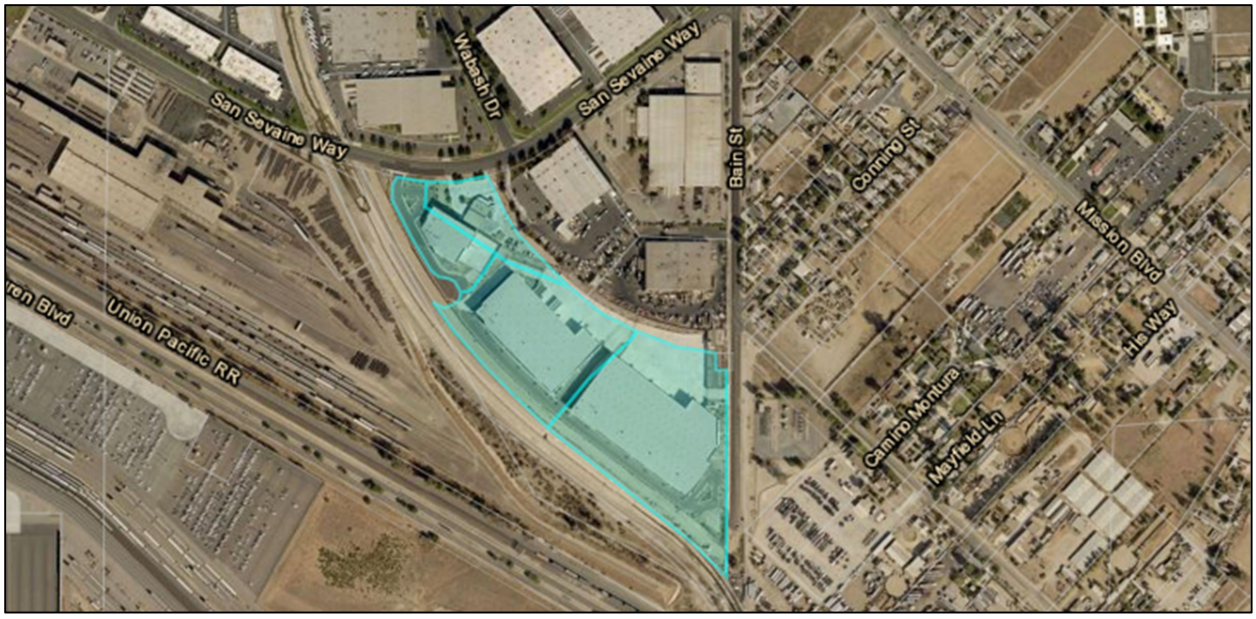


TABLE 2: PROPERTY INFORMATION TABLE				
Location	**Parcel No.**	**Lot Size (Acreage)**	**Building Sq. Ft.**	**Parking Spaces**
Building / Parcel #1	(156-210-095)	9.36	179,000	255
Building / Parcel #2	(156-210-096)	6.34	117,000	164
Building / Parcel #3	(156-210-097)	1.91	31,000	53

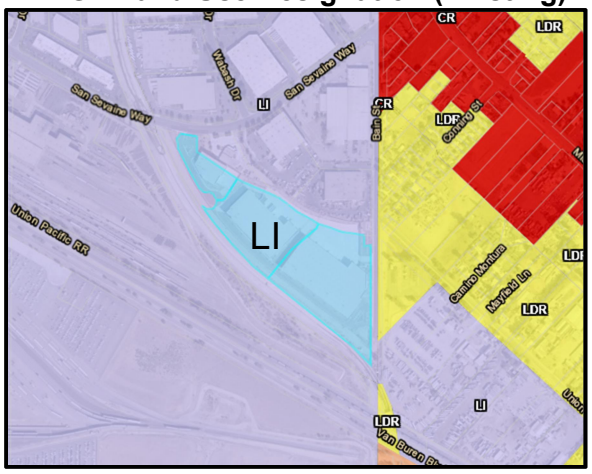
General Plan Designation

The General Plan Land Use Map designates the property as LI (Light Industrial) that is intended to encourage research and development uses that will attract highly skilled, well-paying jobs to the City. It allows for a wide variety of industrial and related uses that include light manufacturing, repair, supporting retail uses, and other facilities.

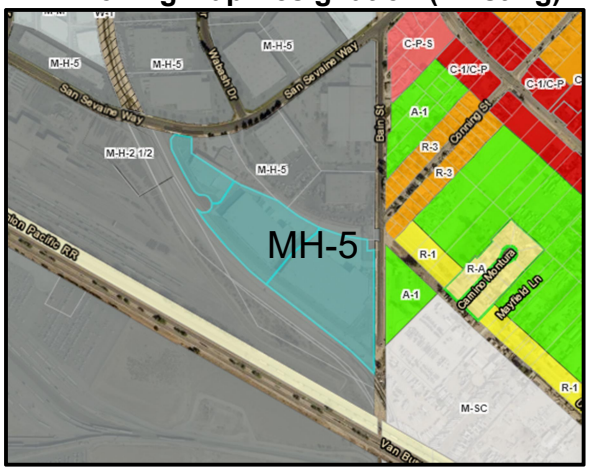
Zoning Classification

The zoning map designates the property as M-H-5 (Heavy Manufacturing). This zone permits a variety of manufacturing, industrial, service-commercial, and similar type uses. This zone has a minimum parcel size of five acres based on the "5" at the end of the designation.

GP Land Use Designation (Existing)



Zoning Map Designation (Existing)



Neighboring Uses

The subject property abuts industrial uses and vacant land, except for County Fire, Glen Avon Station #17 to the northeast. There is an Edison power transmission station located east of the property across Bain Street. There are residential properties to the northeast on Bain and Conning Streets and further east on Union Street.

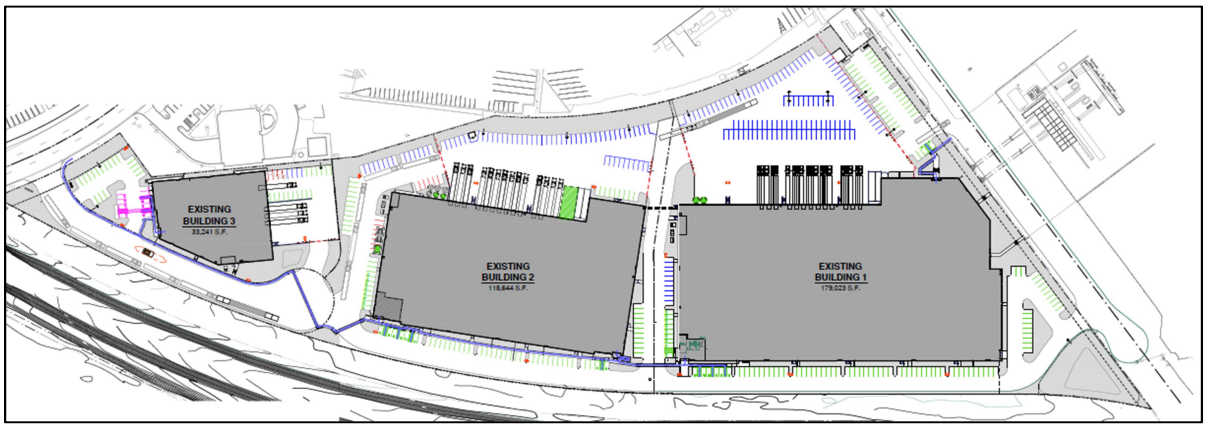
TABLE 2: NEIGHBORING PROPERTIES / LAND USES			
Location	**Existing Use**	**GP Designation**	**Zoning Designation**
North	Industrial / Fire Station	LI	MH-5
South	Vacant Land / Railroad	LI	MH-5
East	Transmission Station	LDR	A-1
West	Vacant Land / Railroad	LI	MH-5

PROPOSAL

The applicant is proposing to establish a recycling processing facility in an existing business park that was recently constructed. The facility would operate 24 hours a day, seven (7) days a week. The materials requested to be recycled would include organic food waste, plastics, metals, cardboard, and other materials that have not been specified. The facility would operate in all three buildings described above.

Since each building is located on a separate parcel and each has a unique process, three separate Conditional Use Permits (CUPs) have been submitted by the applicant. Most of the proposed construction would be tenant improvements within the existing buildings; however, the applicant is proposing exterior improvements that necessitated a Substantial Conformance (SC) with the original approval, SDP31488. The Planning Director approved the SC, discussed later in the report, subject to Planning Commission approval of the three proposed CUPs.

EXHIBIT 2: PROPOSED SITE PLAN



MA19225 (CUP No. 19006) Building #1: *Protein Meal (Black Soldier Fly Larvae Operation)*

The applicant is proposing to use the building addressed as 4420 Serrano Drive (Building #1) for the production of protein meal, fertilizer (organic soil conditioner), and an oil used in pet food.

The products above would be produced from Black Soldier Fly larvae that would consume organic material from building #2 (described below). The larvae would eat and grow for about 10 days to approximately 200 times their original weight. The larvae are then separated from the substrate where 95% of the larvae are turned into protein meal that can be used to feed farm animals (e.g. chicken, pigs) and also feed fish. The outgoing material would be loaded onto trucks, weighed on an out-bound scale, and delivered to market. The Agriprotein product provides an alternative to fishmeal.

This building would house the entire lifecycle of the Black Soldier Fly. The flies would be pupated in one area, separated to a nursery, colony, and then introduced to the breeder grow-out area. The grow-out area is within large, sealed tubes that prevent escape of flies or introduction of pests that could interfere with the fly lifecycle. According to the applicant, there would be no loose flies in this building. Exhibit 3 provides the proposed Building #1 floor plan.

MA19226 (CUP No. 19007) Building #2: *Recycling Processing Facility of Plastics and Organic Material.*

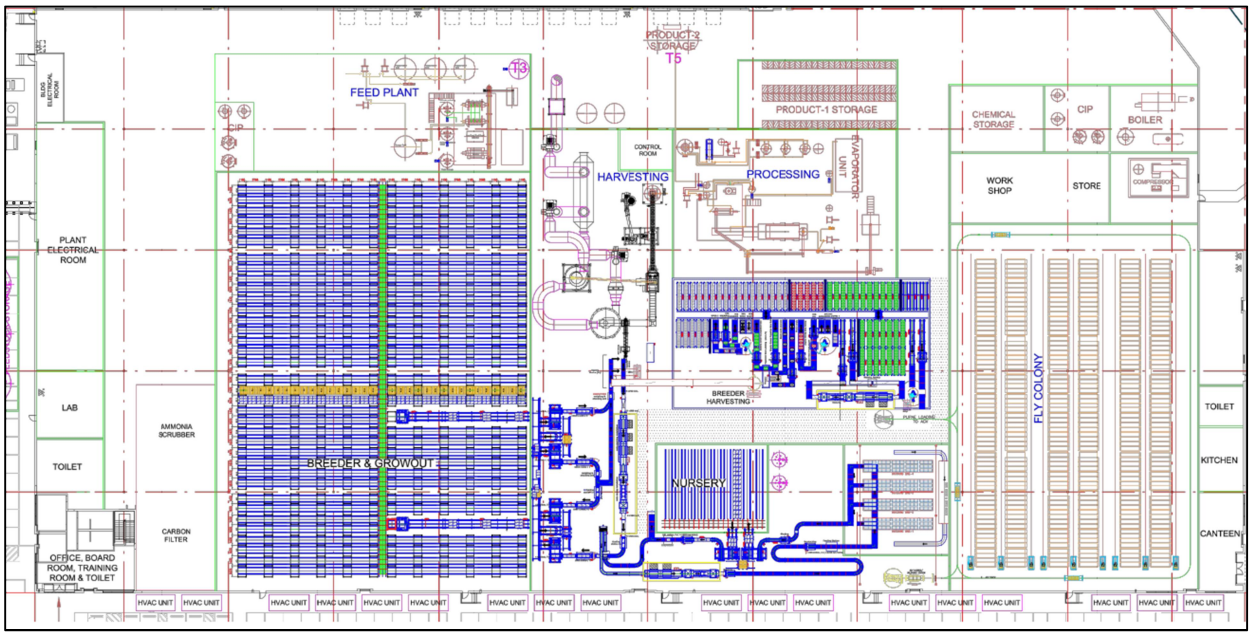
The applicant is proposing to use the building addressed as 4338 Serrano Drive for two separate recycling processes: 1) recycling of food wastes, and 2) recycling of plastics.

Food wastes: Incoming food wastes would be received and placed on a sort line where the food would be separated from packaging by a de-packaging press. The packaging would either

be recycled or transferred to a landfill for disposal. The organic material would be transferred to one of several tanks that are proposed outside of building #2. From this holding tank, the organic material would be pumped into another holding tank inside building #1 where it would be pasteurized and used to feeding the Black Soldier Fly larvae in Building #1.

Plastics: Incoming bales of plastics would be offloaded into the building via forklift from trucks and the bales would be staged in the receiving area. The bales of plastic would be broken up and fed into machinery that would shred, wash, and treat the plastics, creating plastic flakes. The plastic flakes would then be preconditioned, densified, and then placed in an extruder that melts the plastics into pellets. The pellets would be conveyed into boxes for shipping or into a storage silo for shipment off site. The plastic pellets are a raw material that can be used for a variety of purposes including plastic bags, bottles, etc. Exhibit 4 provides the proposed building #2 floor plan.

EXHIBIT 3: PROPOSED FLOOR PLAN (BUILDING #1)



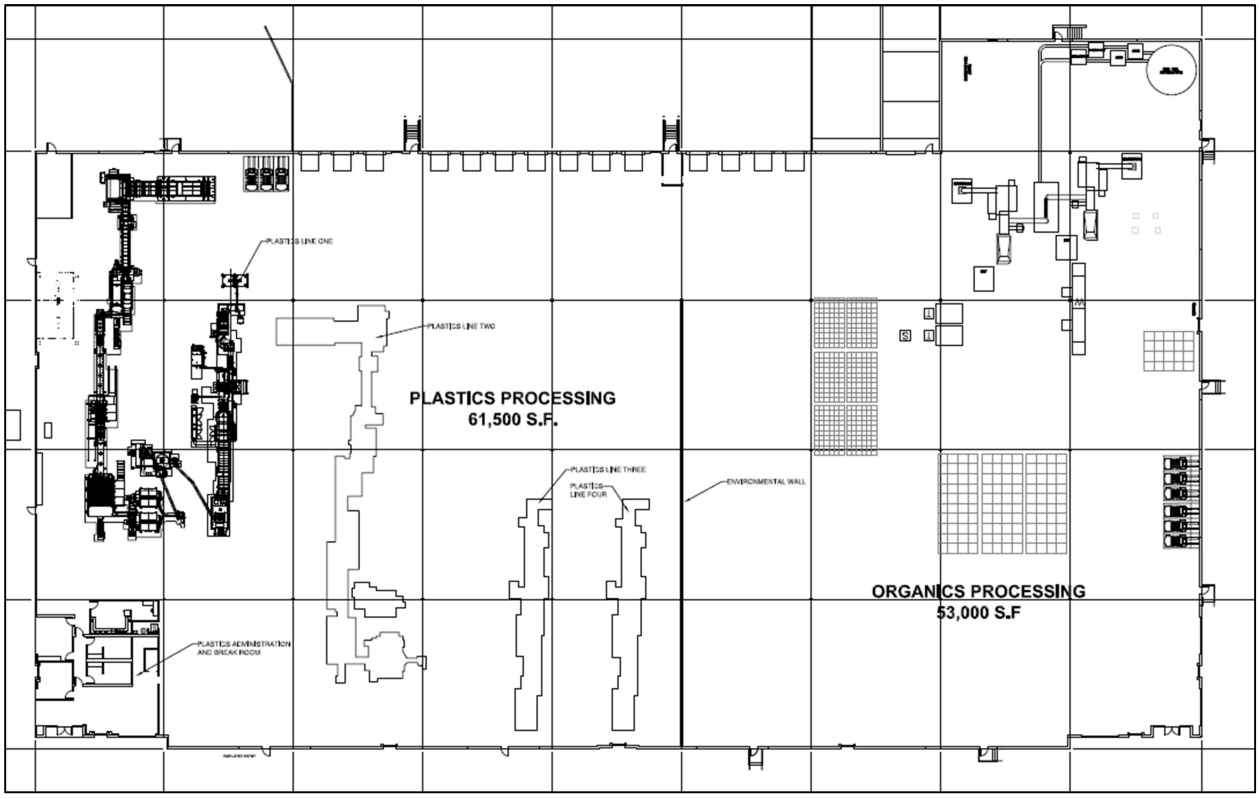
<u>MA19227 (CUP No. 19008): Building #3</u> *Recycling Processing Facility for Cardboard, Metals, and Other Materials.*

The applicant is proposing to use the building addressed as 4350 Serrano Drive for the recycling of dry materials. The materials would be delivered and offloaded from trucks and from building #2. The primary materials to be recycled would be plastic, cardboard, and metals (non-hazardous); however, other recyclable materials that are proposed to be processed includes, but not limited to, as follows:

- Cornerboard
- Human and pet food waste
- Glass
- Green waste
- Hangers
- Mattresses

- Package filling
- Pallets
- Paper
- Scrap metal
- Scrap wood
- Pallets
- Broken or returned appliances
- Textiles
- Broken or returned electronics

EXHIBIT 4: PROPOSED FLOOR PLAN (BUILDING #2)



Staff is recommending a condition that the recyclable materials cannot include e-waste and hazardous materials.

The materials received in building #3 would be sorted, both manually and mechanically, and then baled for shipment to the market for re-use. Plastics from this operation would also be transferred to building #2 for processing into the pellets previously described. Exhibit 5 on the next page provides the proposed building #3 floor plan.

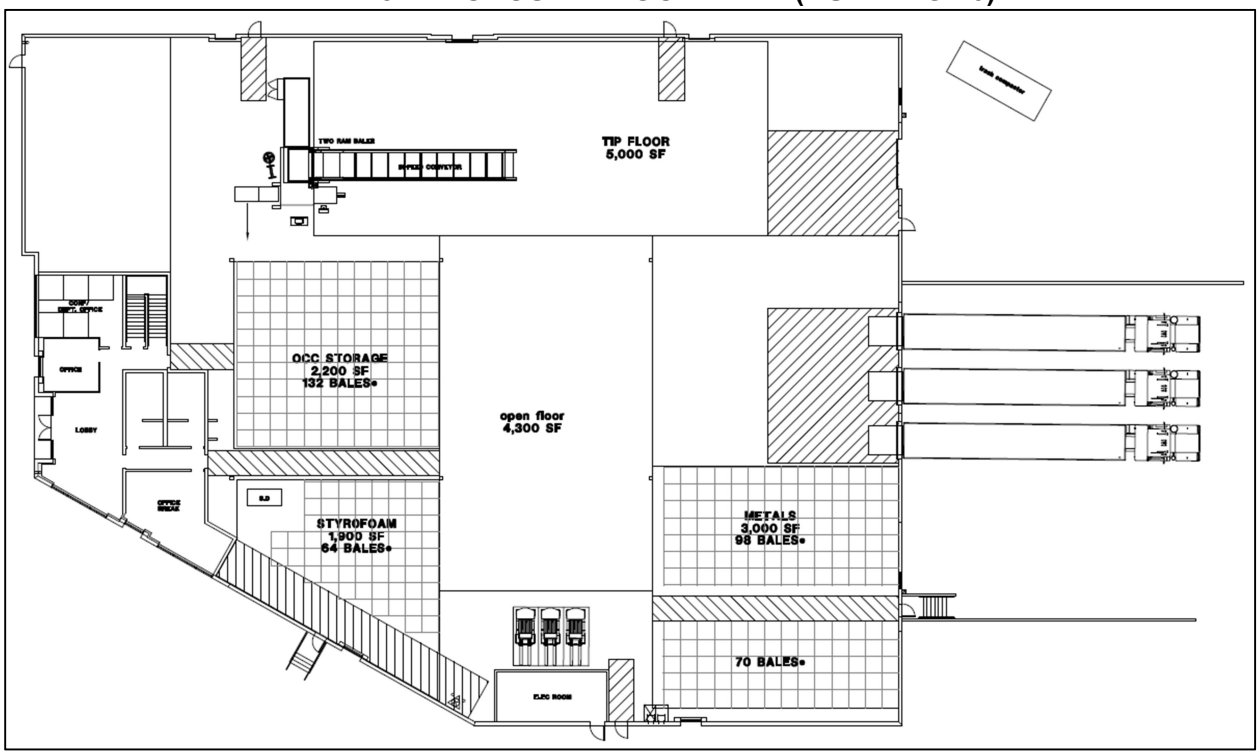
ANALYSIS

Black Soldier Fly Operation

At the invitation of the applicant, staff visited a test facility for the Black Soldier Fly recycling operations located in Ontario, CA. This facility included most of the processes used to create the AgriProtein products, just at a smaller scale than what is proposed in Jurupa Valley.

The facility included several stations that served different stages of maturity of the Black Soldier Fly lifecycle. Most lifecycle of the flies were contained in a refrigerated room. The youngest stages were held in trays; whereas, the more mature larvae were held in round tubes that were approximately a three foot radius by 15 feet long. The applicant explained that the feeding process was a highly controlled environment that utilized lighting and pheromones to maximize feeding and mating activity of the Black Soldier Fly. The applicant stressed the importance of controlling the environment, not only to prevent flies from escaping but, to prevent other insects from being introduced and interfering with the fly lifecycle. While there was a noticeable odor within the building, it was not noticeable on the outside of it. There were no free-flying flies observed within the building.

EXHIBIT 5: PROPOSED FLOOR PLAN (BUILDING #3)



Black Soldier Flies

Planning has no concerns about the fly becoming a nuisance in the community, because: 1) The applicant is providing a controlled environment where few flies are likely to escape the facility, and 2) The fly and their larvae are generally not considered a pest to humans like the common house fly, and they do not present some of the nuisances as the common house fly. Black Soldier Flies are commonly used for composting by gardeners.

Black Solider Flies are larger than house flies and have a wasp like appearance. They are not as active as houseflies. They are not attracted to human habitation or foods. They do not regurgitate food along with digestive enzymes like houseflies, thus do not spread diseases. They have less

expendable energy due to their limited ability to consume food as adults. They are known to be easy to catch and relocate when they get inside a house, as they do not avoid being picked up, they are sanitary, and they neither bite nor sting.

General Plan

The proposed recycling processing center is consistent with the LI General Plan Land Use Designation, as it is an industrial use located on a property with an industrial Land Use Designation within an existing industrial building; furthermore, the Zoning Map and the Zoning code, that are the implementation tools for the General Plan, designate the property as M-H and it permits the proposed use with an approved CUP.

The project is consistent with applicable polices in the General Plan including the following policies:

- LUE 3.12 Industrial and Business Park Development: Accommodate the continuation of existing and development of new industrial, manufacturing, research, development, and professional offices in areas designated by the General Plan, specific plans, community and town center plans.

  The project would establish an industrial use in an existing industrial development using a new recycling technology by use of Black Soldier Fly larvae.

- COS 5.13 Biomass Conversion. Encourage economic biomass conversion under sensible environmental controls where compatible with adjacent uses.

  The Black Soldier Fly larvae organic recycling operation would provide economic biomass conversion (organic wastes from restaurants/grocery stores to animal feed) within an existing building with sensible environmental controls that is compatible with the adjacent uses.

- AQ 5.1 Reduce Solid Waste: Utilize source reduction, recycling, and other appropriate measures to reduce the amount of solid waste disposed of in landfills.

  The recycling processing facility would be a recycling use that would substantially reduce the amount of organics, plastics, cardboard, metals, and other solid waste from being disposed at landfills by their conversion into re-usable forms of materials.

- AQ 5.2 Energy Conservation: Encourage advanced energy conservation techniques and the incorporation of energy efficient design elements for private and public developments, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling, and offer incentives, as appropriate.

  The Black Soldier Fly larvae organic recycling operation is an advanced conservation technique that would be the first in the nation to convert organic wastes into larvae that could be used to feed farm animals and fish.

Zoning Code

Recycling processing facilities are a permitted use in the MH-5 zone with the approval of a CUP. CUP requirements are found in JVMC 9.240.280. The Code states that, “A conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community.”

In this case, the staff has determined that the proposal would not be detrimental to the health, safety or general welfare of the community, as the project conforms to all code requirements that includes permissible uses, parking standards, mechanical equipment screening, and is compatible with neighboring uses, as detailed later in the report.

- Parking

  The applicant is proposing to provide 255 on-site parking spaces that would exceed the minimum of 146 parking spaces required by the zoning code. For the purpose of parking standards, recycling processing facilities are considered an industrial use. Industrial uses are permitted to base parking standards on the number of employees (one space per two employees) for the largest shift and one (1) space per vehicle kept in connection with the use.

- *Truck Circulation*

  The applicant has stated that daily operations would be divided into three shifts. All three shifts are proposing Serrano Drive (private road) via San Sevaine Way as the primary truck entrance. Trucks entering the property would be weighed on a scale that is proposed on Serrano Drive then driven to the appropriate building to deliver their product.

  Upon exit, trucks would be re-weighed on a scale that is proposed on Parcel #1. The first two shifts would exit the property onto Bain Street. The third shift would operate between 10:00 p.m. and 7:00 a.m. and would exit the property onto Serrano Drive, avoiding Bain Street. Staff is recommending a condition that prohibits trucks from using Bain Street between the hours of 8:00 p.m. and 7:00 a.m., two (2) hours earlier than the applicant's request. Furthermore, Staff is recommending that truck traffic be prohibited from using Conning Street as it is entirely residential.

  The roadway width is enough to allow vehicles traveling in both directions on Serrano Drive to go around trucks that are waiting to be weighed, as shown on architectural plan pages A.01 and A.02. The truck circulation was reviewed by Planning, Engineering, and CalFire. No concerns were expressed with the truck circulation and proposed scale

- *Mechanical Equipment*

  The applicant is proposing a chiller unit that would require an area of 14' x 50'. The project proposed to remove six (6) extra existing parking spaces to accommodate the chiller unit. Staff is recommending a condition of approval that the chiller unit be screened by walls or equipment screen designed to the satisfaction of the Planning Director.

  The applicant is proposing a trash compactor in the parking lot. Therefore, Staff is recommending a condition to require by walls or equipment screen designed to the satisfaction of the Planning Director.

  Lastly, staff is recommending a condition of approval that all outdoor mechanical equipment must be screened to the satisfaction of the Planning Director.

- *Odor Control*

  The applicant has stated that an odor control system has not yet been designed or installed, and they anticipate that a particulate and carbon filtration system will be implemented in the organics operation building. The applicant has stated that the system would provide roughly six air changes per hour that would be routed through granulated carbon that would reduce or eliminate odors.

Planning staff is recommending a condition of approval that an odor control system be installed within building #2 prior to final approval due to the potential odor from the organic material that is processed in the building.

- *Public Noticing*

  A public notice was published in the Press Enterprise on Sunday, April 12th, and subsequently a notice was mailed to all property owners with properties located within a 1,000' radius of the subject property.

FINDINGS FOR APPROVAL OF A CONDITIONAL USE PERMIT (CUP)

1. Per Section 9.240.280 (4), "a conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community." Staff has reviewed the applicant's submittal and determined that the project meets the following required findings:

   The proposed use will not be detrimental to the health, safety or general welfare of the community, in that the recycling processing center's operation is conducted almost entirely in the enclosed buildings. Furthermore, there will be no storage of materials outside. The recommended conditions of approval are to ensure that the potential visual, noise, and odor impacts are minimized.

Additionally, a CUP shall not be granted unless the project meets all of the following additional findings:

1. The proposed use will not adversely affect any residential neighborhood or property in regard to aesthetics, solar access, privacy, noise, fumes, odors, or lights.

   In that, the proposed use is being proposed almost entirely within an existing building; therefore, there will be little to no changes to the aesthetics, solar access, privacy, noise, fumes, odors, or lights on the residential neighborhood located approximately 150 feet northeast of the subject property. Trucks will not be allowed to travel near the neighborhood after 10 pm.

2. The proposed use will not impact traffic on local or collector streets.

   Traffic was anticipated when the three existing industrial buildings were designed and constructed. Nevertheless, staff has included a condition of approval prohibiting Bain Street from being used as an exit after 10 p.m.

3. The proposed use is adequately buffered from sensitive uses in the vicinity that may include, but not be limited to, churches, child care facilities, schools, parks, and recreation facilities.

   There are no churches, child care facilities, schools, parks, recreation facilities, or similar type uses considered sensitive located near the subject property or along any anticipated truck route. Only industrial uses abut this business park.

4. The proposed use does not pose a hazard or potential to subject other properties in the vicinity to potential blight or crime.

   The proposed use would occupy an existing empty business park. Thus, it eliminates and prevents blight and crime. The use would operate 24-hours a day, seven days a week. Most industrial uses in this area typically operate Monday through Friday.

ENVIRONMENTAL REVIEW

The project qualifies for an exemption under *California Environmental Quality Act (CEQA) Guidelines* Section 15301- Existing Facilities.

CONCLUSION

Staff supports approval of all three of the proposed Conditional Use Permits (CUPs) Nos. 19225, 19226, and 19227 with the recommended conditions of approval. The required findings for approval have been affirmatively determined.

Prepared by:

Michael Fellows, AICP
Senior Planner

Submitted by:

Thomas G. Merrell, AICP
Planning Director

Reviewed by:

//s// Serita Young

Serita Young
Deputy City Attorney

ATTACHMENTS

1. Resolution No. 2020-04-22-03
    a. Exhibit A. Recommended Conditions of Approval
    b. Exhibit B. Recommended Conditions of Approval
    c. Exhibit C. Recommended Conditions of Approval
2. Architectural Set of Plans
3. Radius Map

ATTACHMENT NO. 1

Resolution No. 2020-04-22-03

EXHIBIT A

PLANNING DEPARTMENT

1. **ALL - PROJECT PERMITTED.** MA19225 (CUP19006) is for the approval of a recycling processing facility for organic material with black soldier fly larvae located at 4420 Serrano Drive. All operations shall be conducted inside the building.

2. **ALL - INDEMNIFY CITY.** The applicant, the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor"), shall indemnify, defend, and hold harmless the City of Jurupa Valley and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City.

3. **ALL - CONSENT TO CONDITIONS.** Within thirty (30) days after project approval, the owner or designee shall submit written consent to the required conditions of approval to the Planning Director or designee.

4. **ALL - FEES.** The approval of MA19225 (CUP19006) shall not become effective until all planning fees associated with the entitlements have been paid in full.

5. **ALL - CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans (listed below) with **changes** in accordance to these conditions of approval: Architectural Plans dated February, 2020.

6. **ALL - INCORPORATE CONDITIONS**. **Prior to the issuance of any building permit**, the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the project's final approval.

7. **APPROVAL PERIOD – CONDITIONAL USE PERMIT.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By "use", it shall mean the beginning of substantial construction

contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to one (1) year of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, it shall become null and void.

8. **SIGNAGE**. No signs were approved with this approval. Future signage shall be architecturally integrated with the overall project.
9. **MECHANICAL EQUIPMENT.** All mechanical equipment shall be screened and not obstruct any circulation including walkways. The material used to screen equipment or shall be approved by the Planning Director. Plans shall be approved by the Planning Director **prior to the issuance of any building permit.**
10. **ON-SITE OPERATIONS.** The recycling processing facility's operations shall be conducted within a completely enclosed building.
11. **OUTDOOR STORAGE.** Outdoor storage of any material or product is prohibited.
12. **RESTRICTED USE OF BAIN STREET.** Trucks are prohibited to use the access point on Bain Street between 8:00 p.m. and 7:00 a.m.
13. **SILOS.** Silos shall be painted to match the building.
14. **MAINTENANCE OF PROPERTY.** The applicant shall maintain the business park and the property shall be kept free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.
15. **LANDSCAPE MAINTENANCE.** All landscaped areas shall be maintained as approved on the final landscape plans in an orderly, attractive and healthy condition. This shall include proper pruning, mowing of turf areas, weeding, removal of litter, fertilization, replacement of plants when necessary, and the regular application of appropriate quantities of water to all landscaped areas. Irrigation systems shall be maintained as approved on the final landscape plans in proper operating condition. Waterline breaks, head/emitter ruptures, overspray or runoff conditions and other irrigation system failures shall be repaired immediately. The applicant shall maintain canopy trees in a manner that they provide the required shade coverage and encourages the canopy to grow to provide shade. Avoid topping trees or pruning the trees in a manner that the trees do not achieve mature height and form.
16. **SDP - JARPD CFD**. **Prior to the issuance of any building permit,** the applicant shall annex into the existing Jurupa Area Recreation and Park District (JARPD) District-Wide Community Facilities District (CFD) or form a new Community Facilities District (CFD) to contribute to the cost of park maintenance**.**
17. **SDP - JARPD FEES. Prior to the issuance of any building permit**, the applicant shall submit proof of satisfying any fees, dedications, or requirements by the Jurupa Area Recreation and Park District to the Building Official.
18. **ALL - IMPACT FEES.** 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.

ENGINEERING CONDITIONS

1. **GENERAL REQUIREMENTS**

1.1. The use hereby conditioned is for a Conditional Use Permit (CUP 19006) for a protein meal, larvae breeding, and organic material production in an industrial building located at 4420 Serrano Drive, at the northwest corner of Serrano Drive and Bain Street, identified as Assessor Parcel Number 156-210-095.

1.2. All onsite stormwater and water quality management post-construction facilities and features (BMPs) will require maintenance by the property owner and/or a Property Owner's Association (POA).

1.3. It is assumed that the conceptual grading and the provisions for water quality management shown on the provided entitlement documents and drawings accompanying this application can comply with all requirements for a Final Water Quality Management Plan (F-WQMP) without substantial change. The Applicant shall prepare and provide copy, for review and approval, of a WQMP in conformance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFC&WCD) for the site.

1.4. In accordance with the Clean Water Act (CWA) and the Santa Ana Regional Water Quality Control Board, the applicant shall comply with NPDES Permit and Waste Discharge Requirements (MS4 Permit) for the Riverside County area.

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

Applicant's name (Print Form): _____

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

EXHIBIT A OF ATTACHMENT 1

Conditions of Approval

EXHIBIT A

PLANNING DEPARTMENT

1. **ALL - PROJECT PERMITTED.** MA19225 (CUP19006) is for the approval of a recycling processing facility for organic material with black soldier fly larvae located at 4420 Serrano Drive. All operations shall be conducted inside the building.

2. **ALL - INDEMNIFY CITY.** The applicant, the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor"), shall indemnify, defend, and hold harmless the City of Jurupa Valley and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City.

3. **ALL - CONSENT TO CONDITIONS.** Within thirty (30) days after project approval, the owner or designee shall submit written consent to the required conditions of approval to the Planning Director or designee.

4. **ALL - FEES.** The approval of MA19225 (CUP19006) shall not become effective until all planning fees associated with the entitlements have been paid in full.

5. **ALL - CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans (listed below) with **changes** in accordance to these conditions of approval: Architectural Plans dated February, 2020.

6. **ALL - INCORPORATE CONDITIONS**. **Prior to the issuance of any building permit**, the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the project's final approval.

7. **APPROVAL PERIOD – CONDITIONAL USE PERMIT.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By "use", it shall mean the beginning of substantial construction

contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to one (1) year of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, it shall become null and void.

8. **SIGNAGE**. No signs were approved with this approval. Future signage shall be architecturally integrated with the overall project.
9. **MECHANICAL EQUIPMENT.** All mechanical equipment shall be screened and not obstruct any circulation including walkways. The material used to screen equipment or shall be approved by the Planning Director. Plans shall be approved by the Planning Director **prior to the issuance of any building permit.**
10. **ON-SITE OPERATIONS.** The recycling processing facility's operations shall be conducted within a completely enclosed building.
11. **OUTDOOR STORAGE.** Outdoor storage of any material or product is prohibited.
12. **RESTRICTED USE OF BAIN STREET.** Trucks are prohibited to use the access point on Bain Street between 8:00 p.m. and 7:00 a.m.
13. **SILOS.** Silos shall be painted to match the building.
14. **MAINTENANCE OF PROPERTY.** The applicant shall maintain the business park and the property shall be kept free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.
15. **LANDSCAPE MAINTENANCE.** All landscaped areas shall be maintained as approved on the final landscape plans in an orderly, attractive and healthy condition. This shall include proper pruning, mowing of turf areas, weeding, removal of litter, fertilization, replacement of plants when necessary, and the regular application of appropriate quantities of water to all landscaped areas. Irrigation systems shall be maintained as approved on the final landscape plans in proper operating condition. Waterline breaks, head/emitter ruptures, overspray or runoff conditions and other irrigation system failures shall be repaired immediately. The applicant shall maintain canopy trees in a manner that they provide the required shade coverage and encourages the canopy to grow to provide shade. Avoid topping trees or pruning the trees in a manner that the trees do not achieve mature height and form.
16. **SDP - JARPD CFD**. **Prior to the issuance of any building permit,** the applicant shall annex into the existing Jurupa Area Recreation and Park District (JARPD) District-Wide Community Facilities District (CFD) or form a new Community Facilities District (CFD) to contribute to the cost of park maintenance**.**
17. **SDP - JARPD FEES. Prior to the issuance of any building permit**, the applicant shall submit proof of satisfying any fees, dedications, or requirements by the Jurupa Area Recreation and Park District to the Building Official.
18. **ALL - IMPACT FEES.** 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.

ENGINEERING CONDITIONS

1. **GENERAL REQUIREMENTS**

1.1. The use hereby conditioned is for a Conditional Use Permit (CUP 19006) for a protein meal, larvae breeding, and organic material production in an industrial building located at 4420 Serrano Drive, at the northwest corner of Serrano Drive and Bain Street, identified as Assessor Parcel Number 156-210-095.

1.2. All onsite stormwater and water quality management post-construction facilities and features (BMPs) will require maintenance by the property owner and/or a Property Owner's Association (POA).

1.3. It is assumed that the conceptual grading and the provisions for water quality management shown on the provided entitlement documents and drawings accompanying this application can comply with all requirements for a Final Water Quality Management Plan (F-WQMP) without substantial change. The Applicant shall prepare and provide copy, for review and approval, of a WQMP in conformance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFC&WCD) for the site.

1.4. In accordance with the Clean Water Act (CWA) and the Santa Ana Regional Water Quality Control Board, the applicant shall comply with NPDES Permit and Waste Discharge Requirements (MS4 Permit) for the Riverside County area.

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

Applicant's name (Print Form): _____

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

EXHIBIT B OF ATTACHMENT 1

Conditions of Approval

EXHIBIT B

PLANNING DEPARTMENT

1. **ALL - PROJECT PERMITTED.** MA19226 (CUP19007) is for the approval of a recycling processing facility for plastics and organic material within located at 4338 Serrano Drive.

2. **ALL - INDEMNIFY CITY.** The applicant, the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor"), shall indemnify, defend, and hold harmless the City of Jurupa Valley and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City.

3. **ALL - CONSENT TO CONDITIONS.** Within thirty (30) days after project approval, the owner or designee shall submit written consent to the required conditions of approval to the Planning Director or designee.

4. **ALL - FEES.** The approval of MA19226 (CUP19007) shall not become effective until all planning fees associated with the entitlements have been paid in full.

5. **ALL - CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans (listed below) with **changes** in accordance to these conditions of approval: Architectural Plans dated February, 2020.

6. **ALL - INCORPORATE CONDITIONS**. **Prior to the issuance of any building permit**, the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the project's final approval.

7. **APPROVAL PERIOD – CONDITIONAL USE PERMIT.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of

no effect whatsoever. By "use", it shall mean the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to one (1) year of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, it shall become null and void.

8. **RESTRICTED USE OF BAIN STREET**. Trucks are prohibited to use the access point on Bain Street between 8:00 p.m. and 7:00 a.m.

9. **SIGNAGE**. No signs were approved with this approval. Future signage shall be architecturally integrated with the overall project.

10. **ODOR CONTROL.** The applicant shall install an odor control system that system would provide roughly six air changes per hour in Building #2 addressed as 4338 Serrano Drive.

    a. Plans shall be approved for the odor control system by the Planning Director **prior to the issuance of the building permit for Building #2**.

    b. The system shall be installed **prior to the issuance of the Certificate of Occupancy.**

11. **MECHANICAL EQUIPMENT & CHILLER UNIT.** All mechanical equipment and chiller unit shall be screened and not obstruct any circulation including walkways. The material used to screen equipment or chiller unit shall be approved by the Planning Director. Plans shall be approved by the Planning Director **prior to the issuance of any building permit.**

12. **ON-SITE OPERATIONS.** The recycling processing facility's operations shall be conducted within a completely enclosed building.

13. **OUTDOOR STORAGE.** Outdoor storage of any material or product is prohibited.

14. **TRUCK CIRCULATION.** Trucks will not be allowed to exit via Bain Street or travel near the residential neighborhood between the hours of 8:00 p.m. and 7:00 a.m., and trucks leaving the recycling facility are prohibited from using Conning Street at all times.

15. **SILOS. Prior to the issuance of any building permit,** a note to plans stating that the silos shall be painted to match the building.

16. **MAINTENANCE OF PROPERTY.** The applicant shall maintain the business park and the property shall be kept free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.

17. **LANDSCAPE MAINTENANCE.** All landscaped areas shall be maintained as approved on the final landscape plans in an orderly, attractive and healthy condition. This shall include proper pruning, mowing of turf areas, weeding, removal of litter, fertilization, replacement of plants when necessary, and the regular application of appropriate quantities of water to all landscaped areas. Irrigation systems shall be maintained as approved on the final landscape plans in proper operating condition. Waterline breaks, head/emitter ruptures, overspray or runoff conditions and other

irrigation system failures shall be repaired immediately. The applicant shall maintain canopy trees in a manner that they provide the required shade coverage and encourages the canopy to grow to provide shade. Avoid topping trees or pruning the trees in a manner that the trees do not achieve mature height and form.

18. **SDP - JARPD CFD**. **Prior to the issuance of any building permit,** the applicant shall annex into the existing Jurupa Area Recreation and Park District (JARPD) District-Wide Community Facilities District (CFD) or form a new Community Facilities District (CFD) to contribute to the cost of park maintenance**.**
19. **SDP - JARPD FEES. Prior to the issuance of any building permit**, the applicant shall submit proof of satisfying any fees, dedications, or requirements by the Jurupa Area Recreation and Park District to the Building Official.
20. **ALL - IMPACT FEES.** 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.

ENGINEERING CONDITIONS

1. **GENERAL REQUIREMENTS**
   1.1. The use hereby conditioned is for a Conditional Use Permit (CUP 19007) for plastic recycling and organic material production in an industrial building located at 4338 Serrano Drive, at the northwest corner of Serrano Drive and Bain Street, identified as Assessor Parcel Number 156-210-096.
   1.2. All onsite stormwater and water quality management post-construction facilities and features (BMPs) will require maintenance by the property owner and/or a Property Owner's Association (POA).
   1.3. It is assumed that the conceptual grading and the provisions for water quality management shown on the provided entitlement documents and drawings accompanying this application can comply with all requirements for a Final Water Quality Management Plan (F-WQMP) without substantial change. The Applicant shall prepare and provide copy, for review and approval, of a WQMP in conformance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFC&WCD) for the site.
   1.4. In accordance with the Clean Water Act (CWA) and the Santa Ana Regional Water Quality Control Board, the applicant shall comply with NPDES Permit and Waste Discharge Requirements (MS4 Permit) for the Riverside County area.

The Applicant hereby agrees that these Conditions of Approval are valid and lawful and binding on the Applicant, and its successors and assigns, and agrees to the Conditions of Approval.
Applicant's name (Print Form): _____

Applicants name (Signature): _____ Date: _____

EXHIBIT C OF ATTACHMENT 1

Conditions of Approval

EXHIBIT C

PLANNING DEPARTMENT

1. **ALL - PROJECT PERMITTED.** MA19227 (CUP19008) is an approval for recycling processing facility for plastics, Styrofoam, cardboard, metals, and other materials located at 4350 Serrano Drive. Prohibited materials for recycling includes electronic waste and hazardous waste.

1. **ALL - INDEMNIFY CITY.** The applicant, the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor"), shall indemnify, defend, and hold harmless the City of Jurupa Valley and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action 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.

2. **ALL - CONSENT TO CONDITIONS.** Within thirty (30) days after project approval, the owner or designee shall submit written consent to the required conditions of approval to the Planning Director or designee.

3. **ALL - FEES.** The approval of MA19227 (CUP19008) shall not become effective until all planning fees associated with the entitlements have been paid in full.

4. **ALL - CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans (listed below) with **changes** in accordance to these conditions of approval: Architectural Plans dated February, 2020.

5. **ALL - INCORPORATE CONDITIONS**. **Prior to the issuance of any building permit**, the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the project's final approval.

6. **APPROVAL PERIOD – CONDITIONAL USE PERMIT.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By "use", it shall mean the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to one (1) year of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, it shall become null and void.
7. **PROHIBITED RECYCLABLE MATERIAL.** Recycling electronic waste and hazardous waste is prohibited.
8. **RESTRICTED USE OF BAIN STREET**. Trucks are prohibited to use the access point on Bain Street between 8:00 p.m. and 7:00 a.m.
9. **SIGNAGE**. No signs were approved with this approval. Future signage shall be architecturally integrated with the overall project.
10. **MECHANICAL EQUIPMENT.** All mechanical equipment shall be screened and not obstruct any circulation including walkways. The material used to screen equipment or shall be approved by the Planning Director. Plans shall be approved by the Planning Director **prior to the issuance of any building permit.**
11. **TRASH COMPACTOR.** The trash compactor proposed adjacent to the building addressed as 4350 Serrano Drive shall be located within the building. Therefore, Staff is recommending a condition to require by walls or equipment screen designed to the satisfaction of the Planning Director.
12. **ON-SITE OPERATIONS.** The recycling processing facility's operations shall be conducted within a completely enclosed building.
13. **OUTDOOR STORAGE.** Outdoor storage of any material or product is prohibited.
14. **LANDSCAPE MAINTENANCE.** All landscaped areas shall be maintained as approved on the final landscape plans in an orderly, attractive and healthy condition. This shall include proper pruning, mowing of turf areas, weeding, removal of litter, fertilization, replacement of plants when necessary, and the regular application of appropriate quantities of water to all landscaped areas. Irrigation systems shall be maintained as approved on the final landscape plans in proper operating condition. Waterline breaks, head/emitter ruptures, overspray or runoff conditions and other irrigation system failures shall be repaired immediately. The applicant shall maintain canopy trees in a manner that they provide the required shade coverage and encourages the canopy to grow to provide shade. Avoid topping trees or pruning the trees in a manner that the trees do not achieve mature height and form.
15. **SDP - JARPD CFD**. **Prior to the issuance of any building permit,** the applicant shall annex into the existing Jurupa Area Recreation and Park District (JARPD) District-Wide Community Facilities District (CFD) or form a new Community Facilities District (CFD) to contribute to the cost of park maintenance**.**

16. **SDP - JARPD FEES. Prior to the issuance of any building permit**, the applicant shall submit proof of satisfying any fees, dedications, or requirements by the Jurupa Area Recreation and Park District to the Building Official.

17. **ALL - IMPACT FEES.** 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.

ENGINEERING CONDITIONS

1. GENERAL REQUIREMENTS

1.1. The use hereby conditioned is for a Conditional Use Permit (CUP 19008) for dry materials recycling in an industrial building located at 4350 Serrano Drive, at the northwest corner of Serrano Drive and Bain Street, identified as Assessor Parcel Number 156-210-097.

1.2. All onsite stormwater and water quality management post-construction facilities and features (BMPs) will require maintenance by the property owner and/or a Property Owner's Association (POA).

1.3. It is assumed that the conceptual grading and the provisions for water quality management shown on the provided entitlement documents and drawings accompanying this application can comply with all requirements for a Final Water Quality Management Plan (F-WQMP) without substantial change. The Applicant shall prepare and provide copy, for review and approval, of a WQMP in conformance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFC&WCD) for the site.

1.4. In accordance with the Clean Water Act (CWA) and the Santa Ana Regional Water Quality Control Board, the applicant shall comply with NPDES Permit and Waste Discharge Requirements (MS4 Permit) for the Riverside County area.

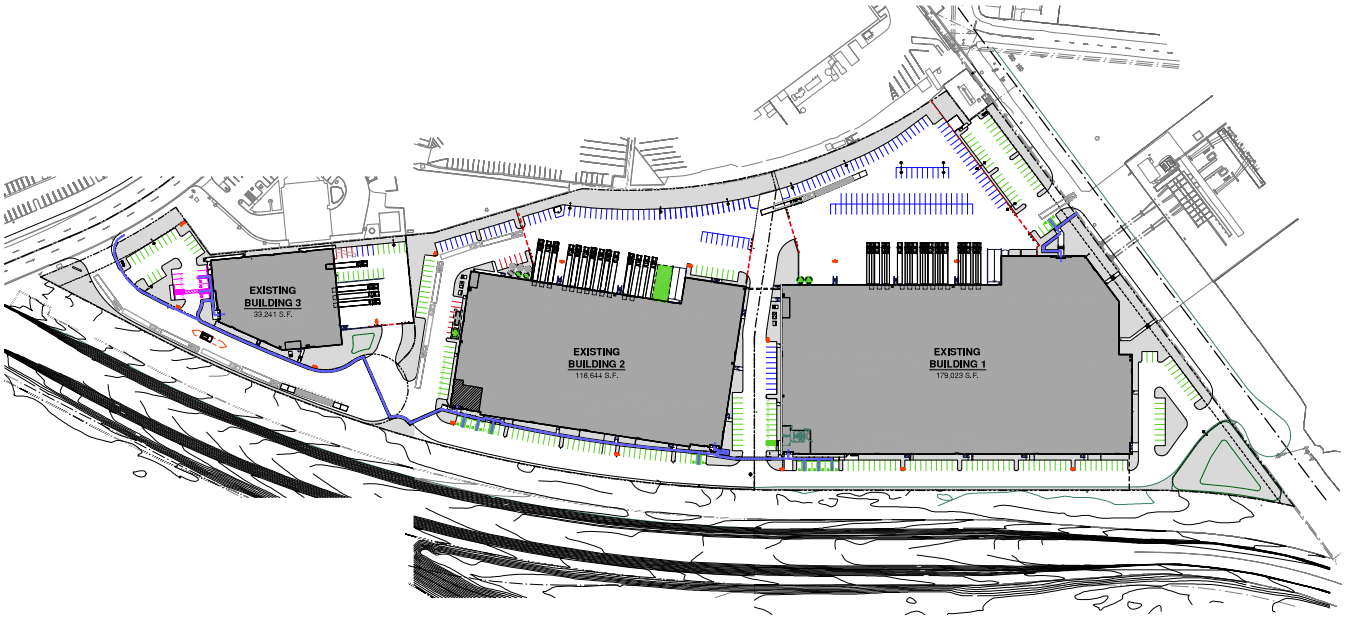
The Applicant hereby agrees that these Conditions of Approval are valid and lawful and binding on the Applicant, and its successors and assigns, and agrees to the Conditions of Approval.

Applicant's name (Print Form): _____

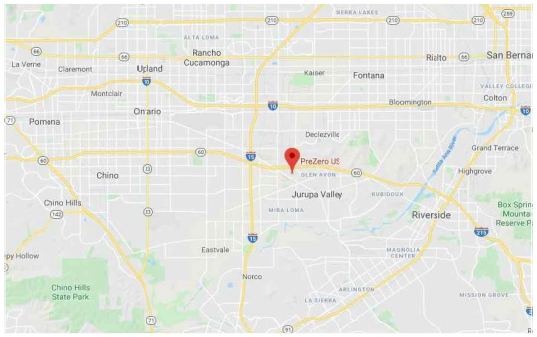
Applicant's name (Signature): _____ Date: _____

ATTACHMENT NO. 2

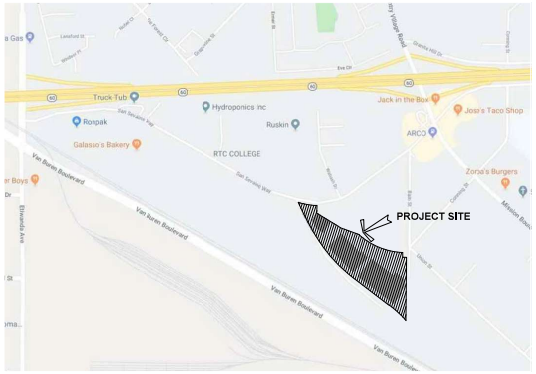
Architectural Plans



VICINITY MAP



LOCATION MAP



EXISTING BUILDING 3 DATA

SITE INFORMATION	
NET SITE AREA:	(6.43 AC) 280,013 S.F.
BUILDING AREA	
WAREHOUSE:	29,195 S.F.
OFFICE 1ST. FLOOR:	2,023 S.F.
OFFICE 2ND. FLOOR:	2,023 S.F.
TOTAL BUILDING AREA:	33,241 S.F.
COVERAGE:	43.90% S.F.

EXISTING BUILDING 2 DATA

SITE INFORMATION	
NET SITE AREA:	(6.43 AC) 280,013 S.F.
BUILDING AREA	
WAREHOUSE	115,010 S.F.
OFFICE 1ST. FLOOR:	1,817 S.F.
OFFICE 2ND. FLOOR:	1,817 S.F.
TOTAL BUILDING AREA:	118,644 S.F.
COVERAGE:	41.72% S.F.

EXISTING BUILDING 1 DATA

SITE INFORMATION	
NET SITE AREA:	(9.36 AC) 407,536 S.F.
BUILDING AREA	
WAREHOUSE	175,389 S.F.
OFFICE:	3,634 S.F.
TOTAL BUILDING AREA:	179,023 S.F.
FIRE PUMP BUILDING:	440 S.F.
COVERAGE:	43.90% S.F.

GENERAL PROJECT INFO:

ZONE:	M, H-5 (MANUFACTURING HEAVY ZONE)
ASSESSOR PARCEL NUMBER:	156-210-093-1
TENTATIVE PARCEL MAP:	36828
PLANNING CASE NUMBERS:	MA17210 / SDP17095
BUILDING & SAFETY NO:	2017-14489

SHEET INDEX

T1.1 TITLE SHEET & DATA

A0.1 SITE PLAN
A0.2 B1 SITE PLAN
A0.3 B2-3 SITE PLAN
A0.4 PARKING PLAN

A1.1 BUILDING 1 FLOOR PLAN

A2.1 BUILDING 2 FLOOR PLAN

A3.1 BUILDING 3 FLOOR PLAN

A4.1 EXTERIOR ELEVATIONS

JRMA ARCHITECTS ENGINEERS

DEI D. Edwards, Incorporated

SCALE: 1"=100'-0"
0' 50' 100' 200' 400'

REFERENCE NORTH

TITLE SHEET & DATA

Prezero
Industrial Park
Jurupa Valley, California

Job No. 5539-0
02.06.2020

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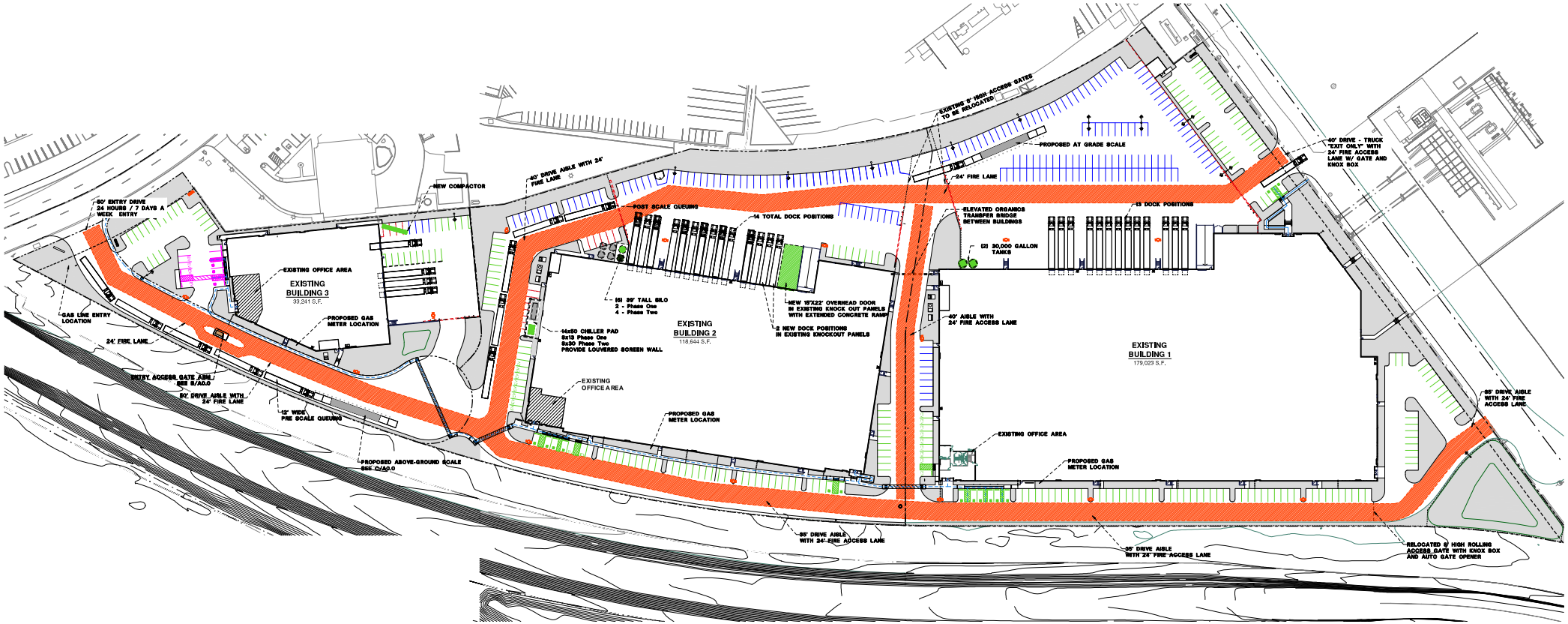
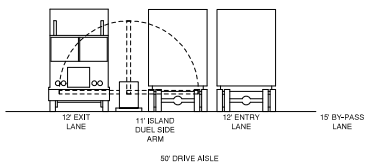
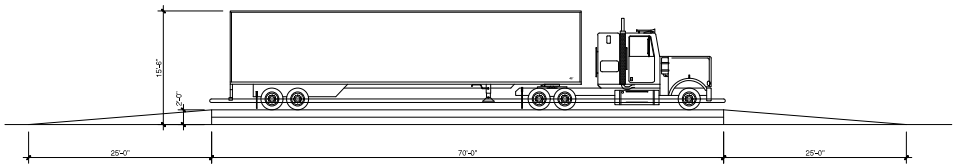
T1.1



OVERALL SITE PLAN SCALE 1" = 60'-0" A



ENTRY ARM SCALE 3/8" = 1'-0" B



ABOVE GROUND SCALE SCALE 1/8" = 1'-0" C

NOTE: ALL SITE BUILDING, PARKING, AND LANDSCAPING ARE EXISTING.

NEW MODIFICATIONS ARE NOTED.

JRMA ARCHITECTS ENGINEERS

DEI D. Edwards, Incorporated

SCALE: 1"=60'-0"
0' 30' 60' 120' 240'

REFERENCE NORTH

SITE PLAN

Prezero
Industrial Park
Jurupa Valley, California

Job No. 5539-0
02.06.2020

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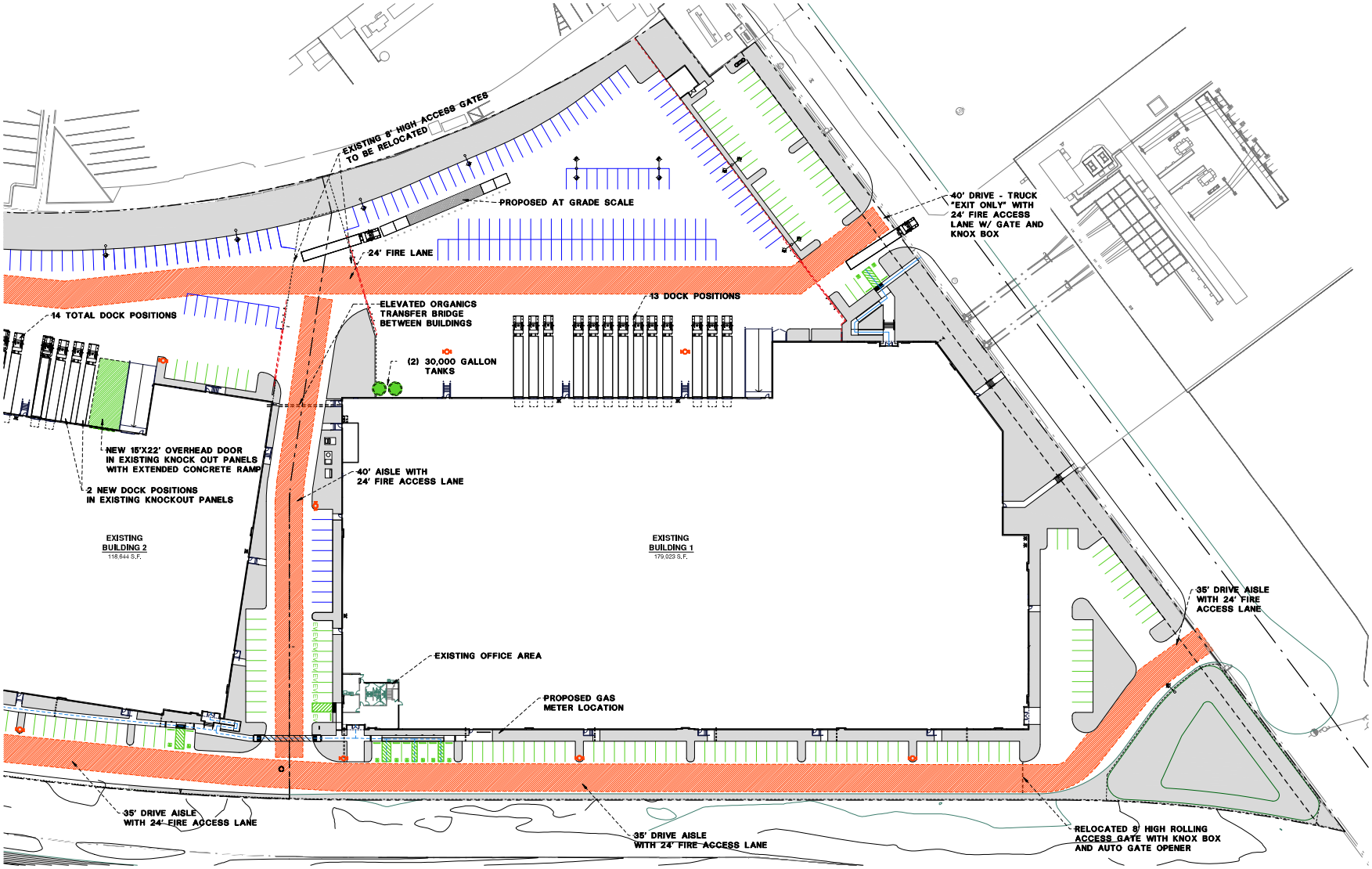
A0.1



NOTE: ALL SITE BUILDING, PARKING, AND LANDSCAPING ARE EXISTING.

NEW MODIFICATIONS ARE NOTED.

JRMA ARCHITECTS ENGINEERS

DEI D. Edwards, Incorporated

SCALE: 1"=40'-0"

0' 20' 40' 80' 160'

REFERENCE NORTH

N

B1 SITE PLAN

Prezero
Industrial Park
Jurupa Valley, California

Job No. 5539-0
02.06.2020

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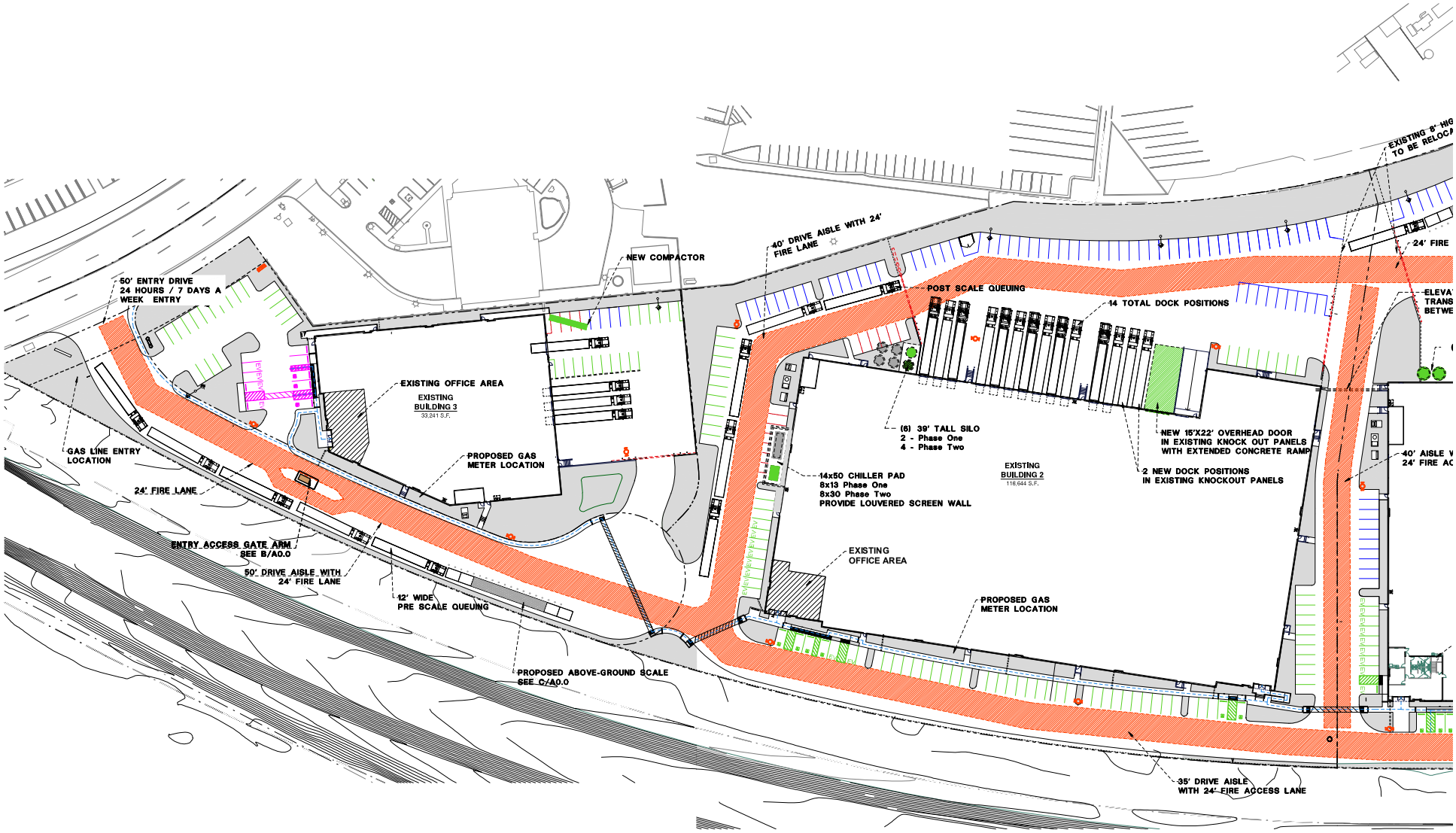
A0.2



NOTE: ALL SITE BUILDING, PARKING, AND LANDSCAPING ARE EXISTING.

NEW MODIFICATIONS ARE NOTED.

JRMA ARCHITECTS ENGINEERS

DEI D. Edwards, Incorporated

SCALE: 1"=40'-0"

0' 20' 40' 80' 160'

REFERENCE NORTH

B2-3 SITE PLAN

Prezero
Industrial Park
Jurupa Valley, California

Job No. 5539-0
02.06.2020

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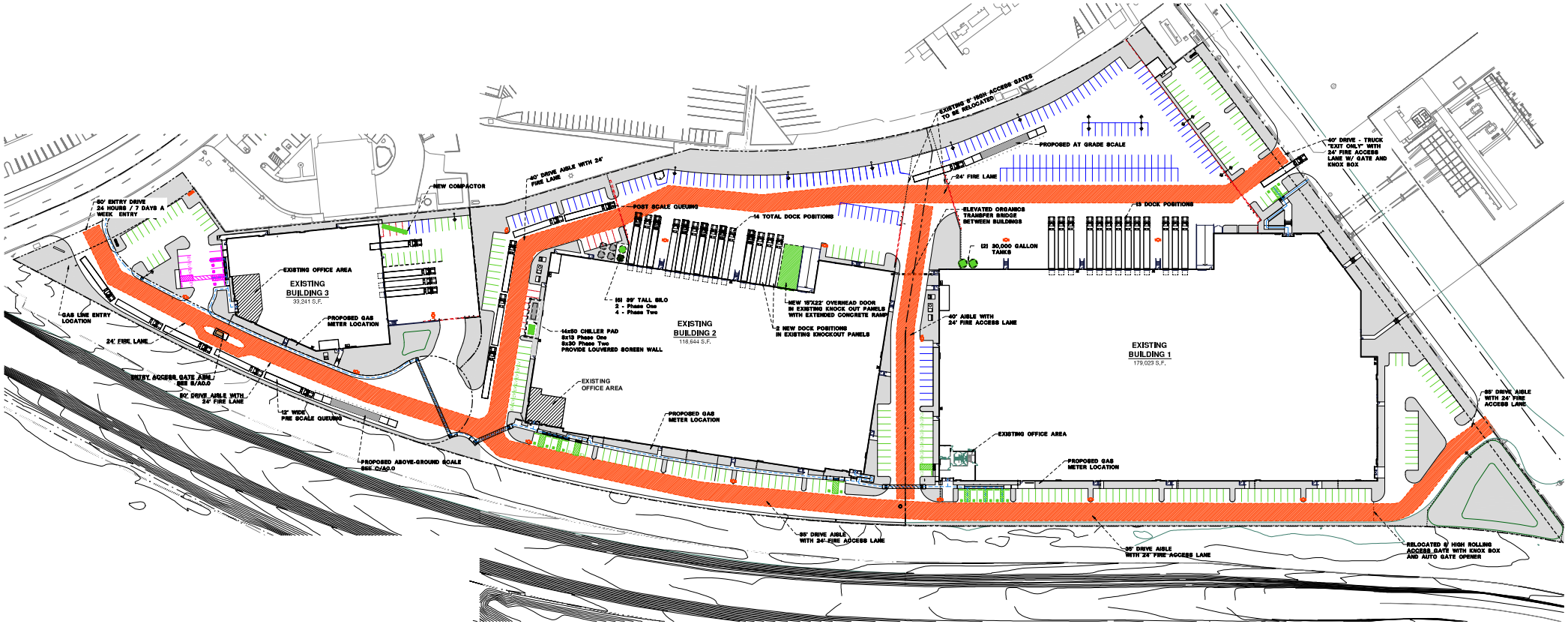
A0.3



OVERALL SITE PLAN

SCALE 1" = 60'-0" A

ORIGINAL BUILDING 3 PARKING

PARKING REQUIRED:	
OFFICE @ 1:250 SF	20 STALLS
MANUFACTURING @ 1:500 SF	12 STALLS
WAREHOUSE @ 1/1,000 SF	20 STALLS
TOTAL	52 STALLS
DISABLED PARKING STALL (2 VAN ACCESS INCLUDED)	3 STALLS
PARKING PROVIDED	
STANDARD STALLS	49 STALLS
DISABLED ACCESS STALLS	3 STALLS
TOTAL	52 STALLS

PROPOSED BUILDING 3 PARKING

SHIFT 1	
OPERATING STAFF	8 STALLS
ADMINISTRATION	10 STALLS
THIRD PARTY SERVICE VEHICLES	1 STALLS
SECURITY	1 STALLS
VISITORS	3 STALLS
TOTAL SHIFT 1	23 STALLS
SHIFT 2	
OPERATING STAFF	8 STALLS
SECURITY	1 STALLS
TOTAL SHIFT 2	9 STALLS
SHIFT 3	
SECURITY	1 STALLS
TOTAL SHIFT 3	1 STALLS
PreZero MINIMUM REQUIRED	
EMPLOYEE SHIFT 1 + SHIFT 2	32 STALLS
DISABLED ACCESS STALLS	2 STALLS *(11B 208.2)*
EV	2 STALLS *(5.106.5.3.3)*
TOTAL BUILDING 3	36 STALLS
PROPOSED BUILDING 3 PARKING	
EMPLOYEE	34 STALLS
VISITOR	3 STALLS
DISABLED ACCESS STALLS	3 STALLS
EV	4 STALLS
TOTAL BUILDING 3 PARKING:	44 STALLS
BUILDING 3 PARKING SUMMARY	
ORIGINAL STALLS PROVIDED:	52 STALLS
PROPOSED STALLS:	44 STALLS
PROPOSED STALLS REMOVED:	4 STALLS
EXTRA STALLS PROVIDED:	4 STALLS

ORIGINAL BUILDING 2 PARKING

PARKING REQUIRED:	
OFFICE @ 1:250 SF	32 STALLS
MANUFACTURING @ 1:500 SF	47 STALLS
WAREHOUSE @ 1/1,000 SF	85 STALLS
TOTAL	164 STALLS
DISABLED PARKING STALL (2 VAN ACCESS INCLUDED)	6 STALLS
PARKING PROVIDED	
STANDARD STALLS	158 STALLS
DISABLED ACCESS STALLS	6 STALLS
TOTAL	164 STALLS

PROPOSED BUILDING 2 PARKING

SHIFT 1	
PLASTICS STAFF	10 STALLS
PLASTICS ADMINISTRATION	5 STALLS
PLASTICS THIRD PARTY SERVICE VEHICLES	2 STALLS
ORGANICS STAFF	20 STALLS
SECURITY	1 STALLS
ORGANICS THIRD PARTY SERVICE VEHICLES	2 STALLS
TOTAL	39 STALLS
SHIFT 2	
PLASTICS STAFF	10 STALLS
ORGANICS STAFF	20 STALLS
TOTAL	30 STALLS
SHIFT 3	
PLASTICS STAFF	10 STALLS
ORGANICS STAFF	20 STALLS
TOTAL	30 STALLS
PreZero MINIMUM REQUIRED	
EMPLOYEE SHIFT 1 + SHIFT 2	69 STALLS
DISABLED ACCESS STALLS	3 STALLS *(11B 208.2)*
EV	4 STALLS *(5.106.5.3.3)*
TOTAL BUILDING 2	76 STALLS
PROPOSED BUILDING 2 PARKING	
EMPLOYEE	69 STALLS
DISABLED ACCESS STALLS	6 STALLS
EV	10 STALLS
TOTAL BUILDING 2 PARKING	85 STALLS
BUILDING 2 PARKING SUMMARY	
ORIGINAL STALLS PROVIDED:	164 STALLS
PROPOSED STALLS :	85 STALLS
PROPOSED STALLS REMOVED:	14 STALLS
EXTRA STALLS PROVIDED:	65 STALLS

ORIGINAL BUILDING 1 PARKING

PARKING REQUIRED:	
OFFICE @ 1:250 SF	40 STALLS
MANUFACTURING @ 1:500 SF	72 STALLS
WAREHOUSE @ 1/1,000 SF	133 STALLS
TOTAL	245 STALLS
DISABLED PARKING STALL (2 VAN ACCESS INCLUDED)	8 STALLS
PARKING PROVIDED	
STANDARD STALLS	239 STALLS
DISABLED ACCESS STALLS	8 STALLS
TOTAL	247 STALLS

PROPOSED BUILDING 1 PARKING

SHIFT 1	
OPERATING STAFF	50 STALLS
ADMINISTRATION	10 STALLS
THIRD PARTY SERVICE VEHICLES	3 STALLS
TOTAL	63 STALLS
SHIFT 2	
OPERATING STAFF	40 STALLS
TOTAL	40 STALLS
SHIFT 3	
OPERATING STAFF	40 STALLS
TOTAL	40 STALLS
PreZero MINIMUM REQUIRED	
EMPLOYEE SHIFT 1 + SHIFT 2	103 STALLS
DISABLED ACCESS STALLS	5 STALLS
EV	7 STALLS
TOTAL BUILDING 1	115 STALLS
PROPOSED BUILDING 1 PARKING	
EMPLOYEE	109 STALLS
DISABLED ACCESS STALLS	8 STALLS *(11B 208.2)*
EV	9 STALLS *(5.106.5.3.3)*
TOTAL BUILDING 1 PARKING	126 STALLS
BUILDING 1 PARKING SUMMARY	
ORIGINAL STALLS PROVIDED:	247 STALLS
PROPOSED STALLS :	126 STALLS
PROPOSED STALLS REMOVED:	0 STALLS
EXTRA STALLS PROVIDED:	111 STALLS

LEGEND

- EMPLOYEE PARKING
- VISITOR PARKING
- SPACES TO BE REMOVED
- OVER PARKED SPACES

NOTE: ALL SITE BUILDING, PARKING, AND LANDSCAPING ARE EXISTING.

NEW MODIFICATIONS ARE NOTED ON A0.1, A0.2, AND A0.3.

JRMA ARCHITECTS ENGINEERS

DEI D. Edwards, Incorporated

SCALE: 1"=60'-0"

0 30' 60' 120' 240'

REFERENCE NORTH N

PARKING PLAN

Prezero
Industrial Park
Jurupa Valley, California

Job No. 5539-0
02.06.2020

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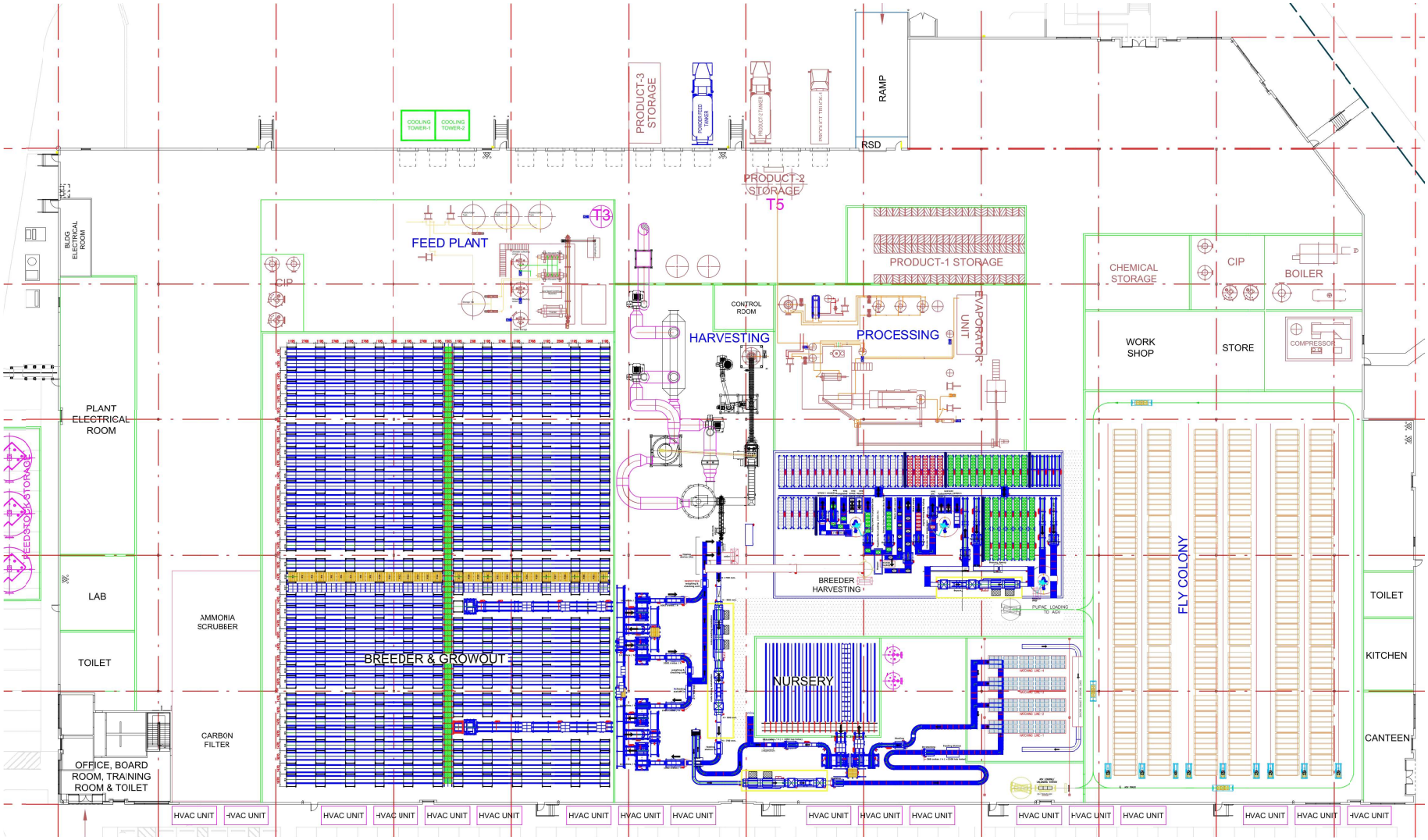
A0.4



JRMA ARCHITECTS ENGINEERS

DEI D. Edwards, Incorporated

SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

REFERENCE NORTH

N

Building 1

Prezero

Industrial Park

Jurupa Valley, California

Job No. 5539-0

02.04.2020

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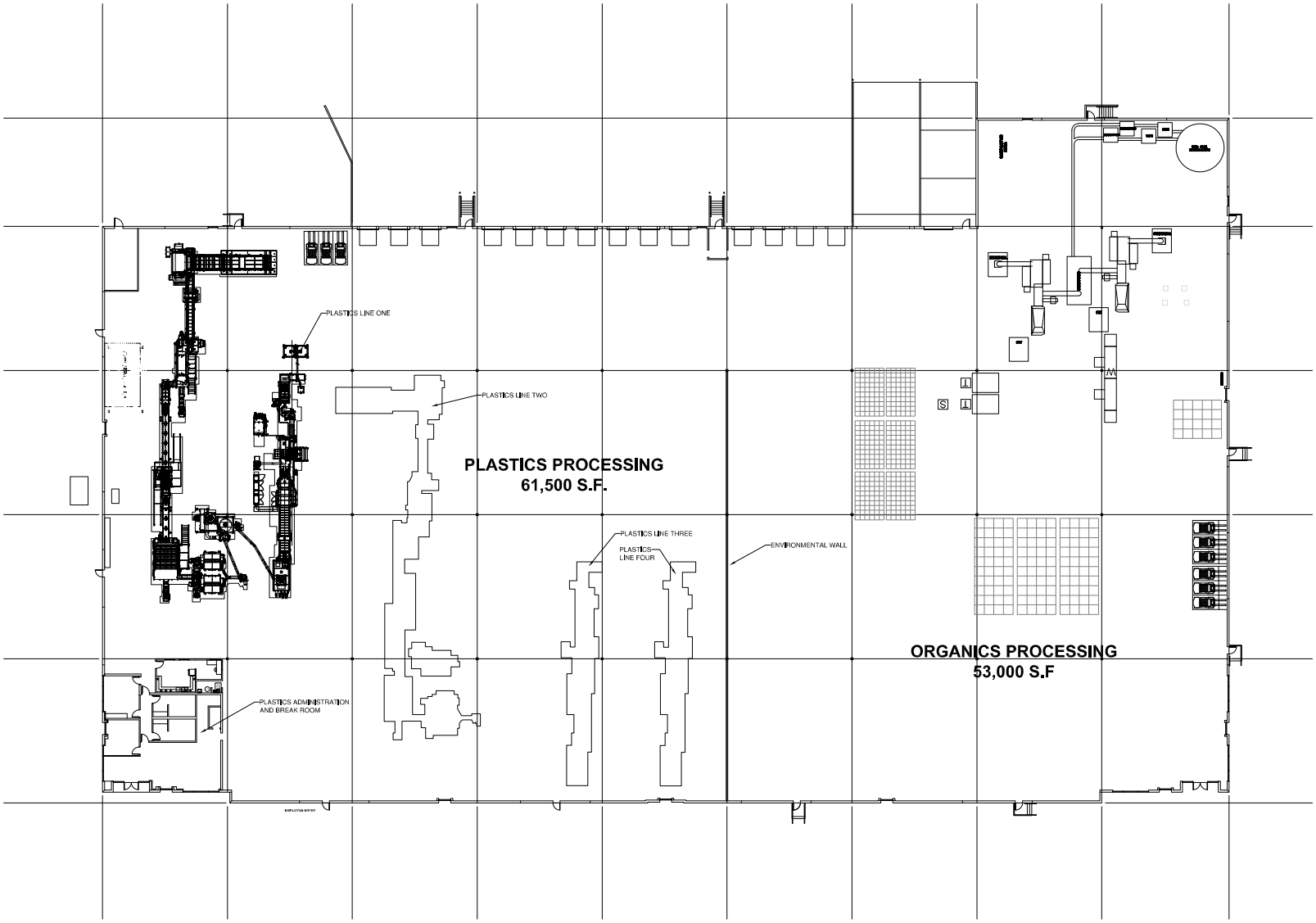
A1.1



JRMA ARCHITECTS ENGINEERS

DEI
D. Edwards, Incorporated

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

REFERENCE NORTH
N

Building 2

Prezero
Industrial Park
Jurupa Valley, California

Job No. 5539-0
02.04.2020

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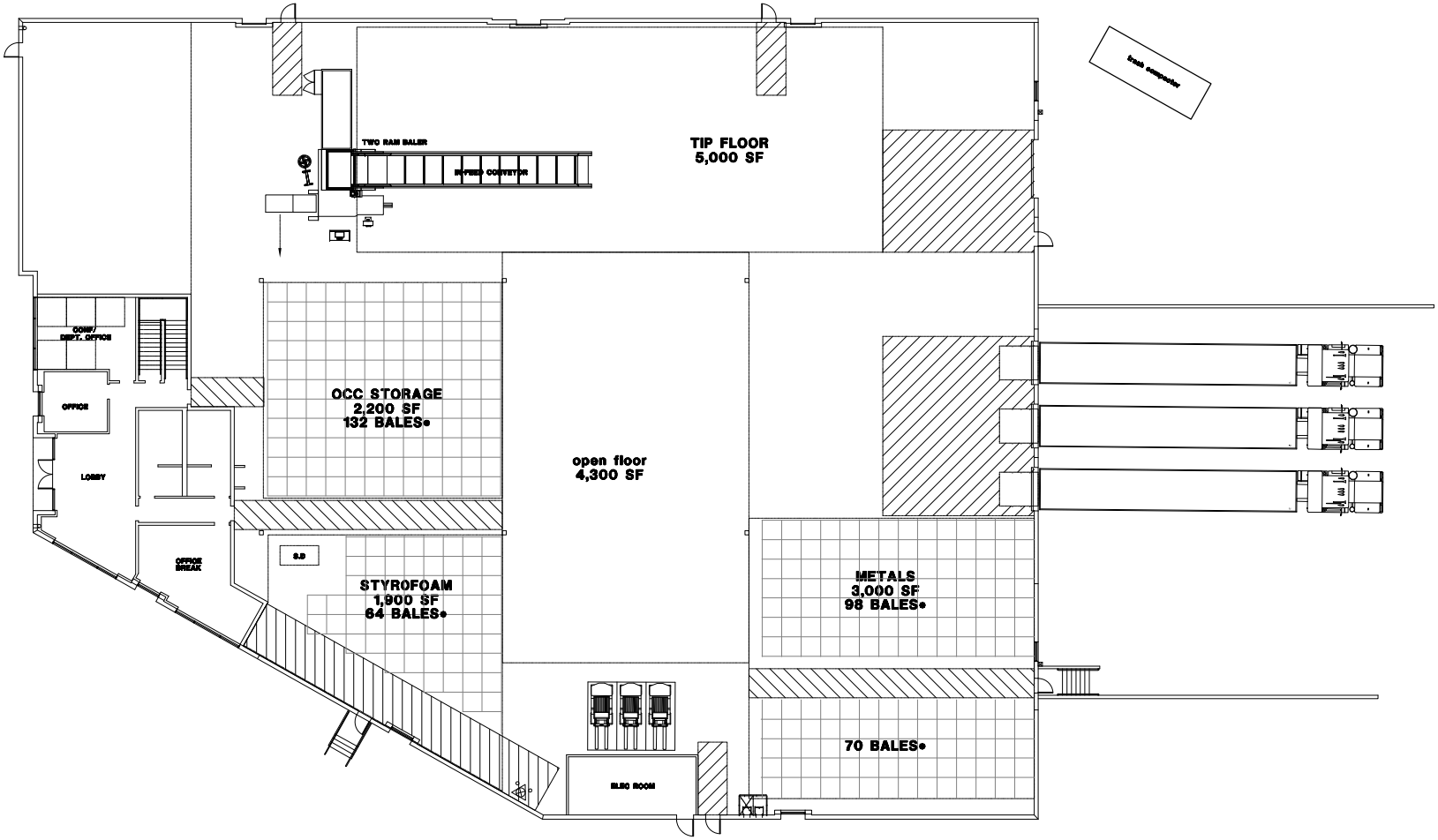
A2.1



JRMA ARCHITECTS ENGINEERS

DEI D. Edwards, Incorporated

SCALE: 3/32"=1'-0"
0' 8' 16' 32'

REFERENCE NORTH
N

Building 3

Prezero
Industrial Park
Jurupa Valley, California

Job No. 5539-0
02.04.2020

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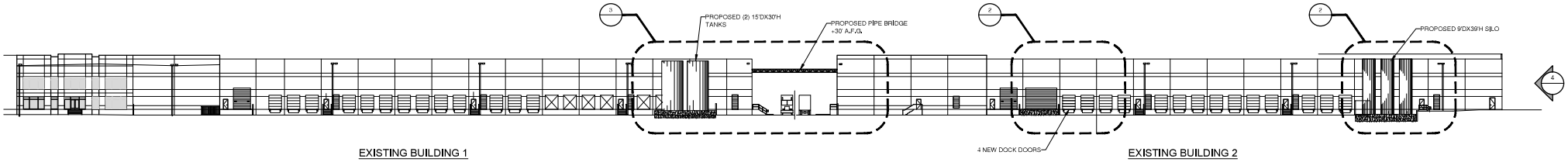
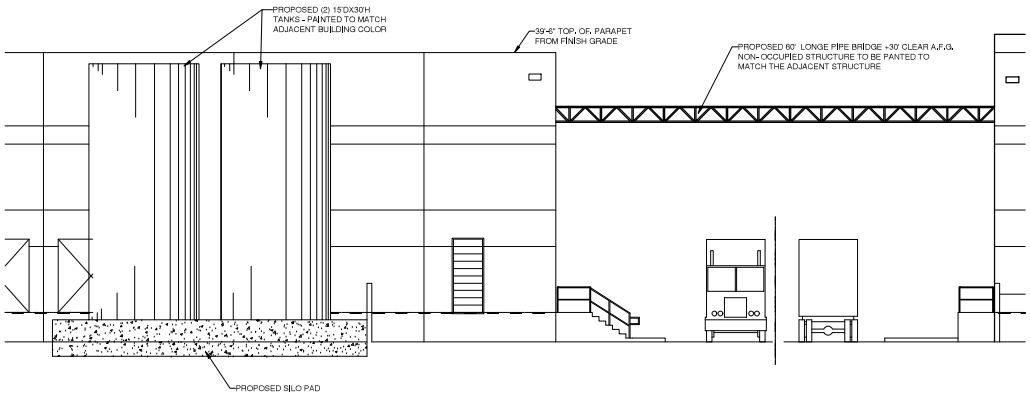
A3.1



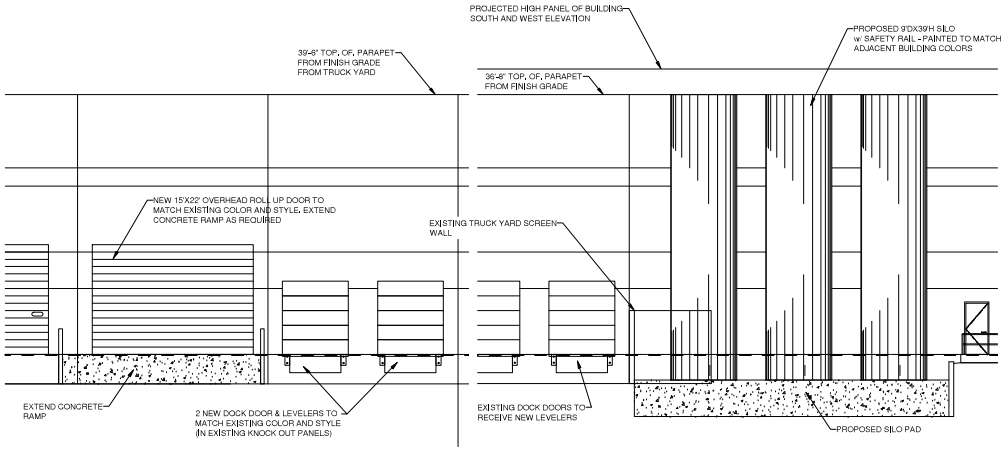
BUILDING 1 & 2 TRUCK YARD EXTERIOR ELEVATION

SCALE 1/32" = 1'-0" 1



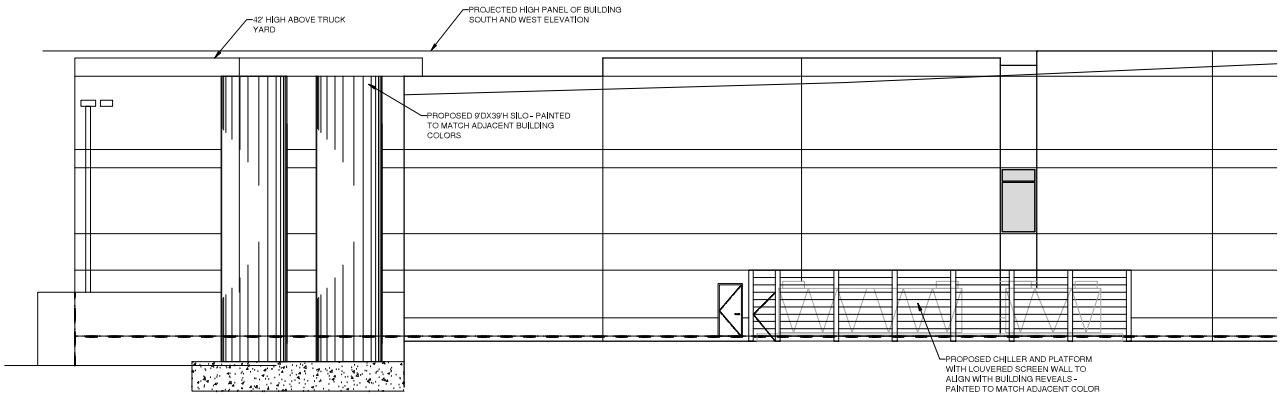
BUILDING 1 TANK PAD & BRIDGE NORTH ELEVATION

SCALE 1/8" = 1'-0" 3



BUILDING 2 SILO PAD NORTH ELEVATION

SCALE 1/8" = 1'-0" 2



BUILDING 2 SILO PAD WEST ELEVATION

SCALE 1/8" = 1'-0" 4

JRMA ARCHITECTS ENGINEERS

DEI D. Edwards, Incorporated

SCALE: 1/16"=1'-0"
0' 8' 16' 32' 64'

EXTERIOR ELEV.

Prezero
Industrial Park
Jurupa Valley, California

Job No. 5539-0
02.06.2020

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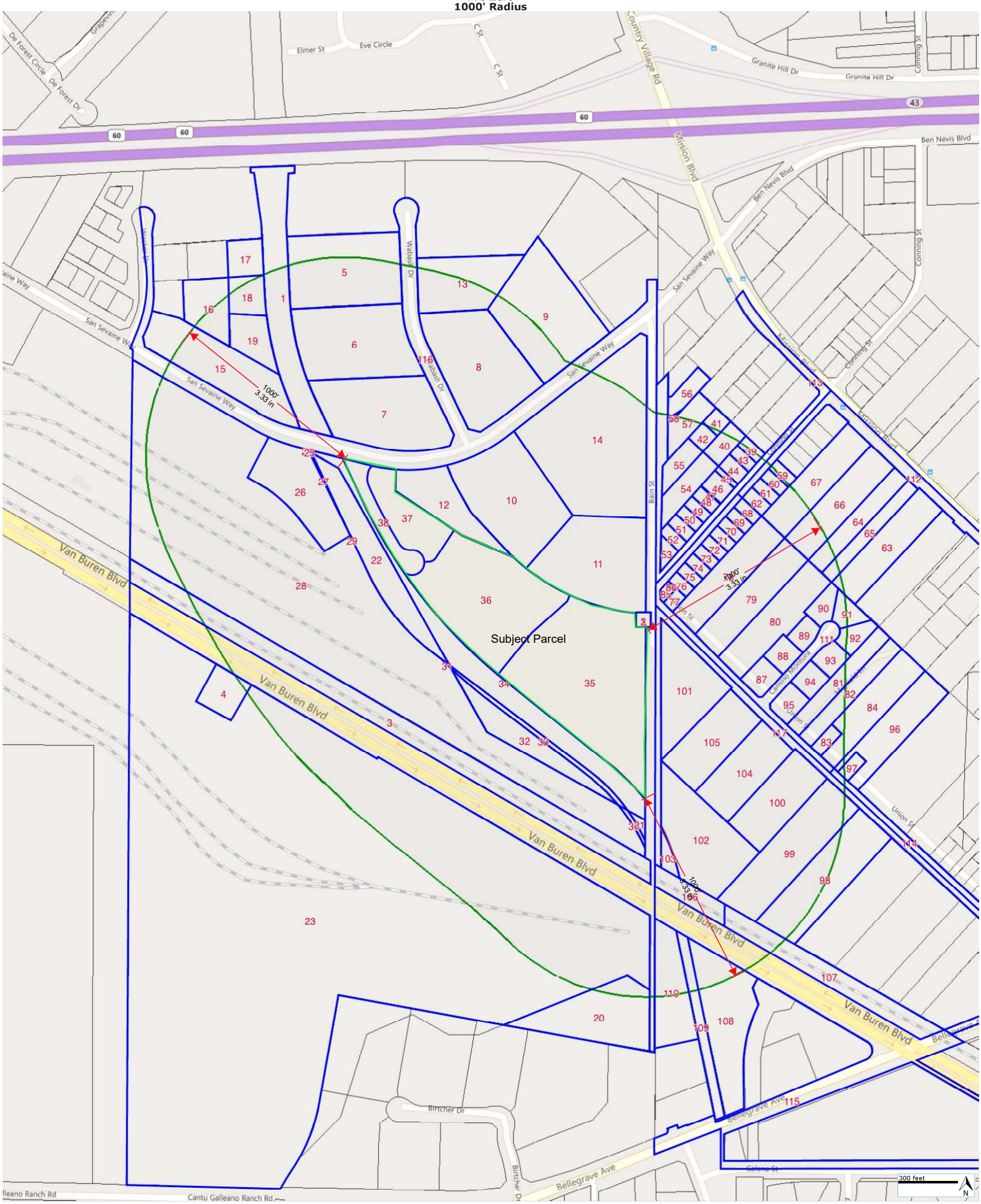
A4.1

ATTACHMENT NO. 3

Radius Map

Pre Zero
1000' Radius



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