

IMPORTANT NOTICE: FOR ONLINE PUBLIC PARTICIPATION SEE <u>PAGE 4</u>

MEETING AGENDA OF THE PLANNING COMMISSION Wednesday May 13, 2020 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.

REGULAR SESSION

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

- Arleen Pruitt, Chair
- Guillermo Silva, Chair Pro Tem
- Mariana Lopez
- Corey Moore
- Penny Newman
- 2. Pledge of Allegiance
- 3. Public Appearance/Comments (30 minutes)
- 4. Approval of Agenda

5. Approval of Minutes

5.1 April 22, 2020 Regular Meeting

6. Public Hearings

6.1 ADOPTION OF JURUPA VALLEY ENVIRONMENTAL REVIEW GUIDELINES TO PROVIDE IMPLEMENTATION PROCEDURES AND ESTABLISH THRESHOLDS OF SIGNIFICANCE IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

That the City Council find that adoption of the Environmental Review Guidelines will not result in a direct or reasonably foreseeable indirect physical change in the environment, and thus they are not subject to CEQA (14 CCR § 15378(a)). In addition, the Environmental Review Guidelines are not a "project" within the meaning of CEQA pursuant to 14 CCR § 15378(b)(5) and constitute an action involving procedures for the protection of the environment, which are exempt from CEQA pursuant to 14 CCR § 15308. Finally, if the Environmental Review Guidelines are determined to be subject to CEQA, they are exempt therefrom because it can be seen with certainty that there is no possibility that these Guidelines will have a significant effect on the environment. (14 CCR § 15061(b)(3).)

RECOMMENDATION

By motion, adopt Resolution No. 2020-05-13-01 that recommends the City Council adopt the proposed Environmental Review Guidelines and Thresholds of Significance.

7. Commission Business

7.1 REVIEW OF RIGHT-OF-WAY IMPROVEMENT PLANS PROPOSED TO COMPLY WITH CERTAIN CONDITIONS OF APPROVAL FOR THE PARADISE KNOLLS RESIDENTIAL COMMUNITY (MA14115) LOCATED ALONG LIMONITE AVENUE AND DOWNEY STREET.

LOCATION: LOCATED ON LIMONITE AVENUE, WESTERLY OF DOWNEY STREET AND NORTHERLY OF THE SANTA ANA RIVER, JURUPA VALLEY, CA (APNS: 162-230-001, 002, 003, 005, 006; 162-240-005; AND 162-220-011, 013);

APPLICANT: PARADISE JURUPA GRP

Staff has determined that the project qualifies for the "Common Sense" Exemption per California Environmental Quality Act (CEQA) Guidelines Section 15061 (b) (3).

RECOMMENDATION

Review the proposed Right-of-Way improvement plans as required by certain conditions of approval adopted for the Paradise Knolls Specific Plan and determine the plans are consistent with the City's intent for street tree preservation, parkways, landscaping, trails, sidewalks, curbing, and aesthetics along Limonite Avenue and Downey Street.

8. Public Appearance/Comments

- 9. Planning Commissioner's Reports and Comments
- **10. Planning Department Report**
- 11. Adjournment to the May 27, 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 <u>www.jurupavalley.org</u>.



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: <u>https://www.jurupavalley.org/422/Meeting-Videos.</u> The Planning Commission Agenda can be accessed at this link: <u>https://www.jurupavalley.org/agendacenter.</u>

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 <u>greed@jurupavalley.org</u>. 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: <u>https://www.jurupavalley.org/422/Meeting-Videos.</u> La agenda de la Comisión de Planificación puede ser accedido en este vinculo: <u>https://www.jurupavalley.org/agendacenter.</u>

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 lame 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.



DRAFT MINUTES

PLANNING COMMISSION

April 22, 2020

1. Call to Order and Roll Call

The Study Session of the Jurupa Valley Planning Commission meeting was called to order at 6:00 p.m. on April 22, 2020 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Members present:

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

Members absent: Commissioner Moore

2. Public Appearance/Comments - None

3. Commission Business

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

Mr. Chris Mallec, Associate Planner, presented the staff report with a PowerPoint presentation including the applicant's request and two possible solutions for discussion: General Plan Amendment and Zoning Code Amendment.

COMMISSIONER DISCUSSION

- Commission preference for a zoning code amendment.
- Suggested requiring new site improvements or property maintenance for existing properties discussed under the Zoning Code Amendment solution.

REGULAR SESSION

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

Members present:

- Arleen Pruitt, Chair
- Guillermo Silva, Chair Pro Tem

- Mariana Lopez
- Penny Newman

Members absent: Commissioner Moore

2. Pledge of Allegiance – Chair Pro Tem Silva led the Pledge of Allegiance

3. Commission Business – Study Session Completed

4. Approval of Agenda

Chair Pruitt moved, Commissioner Lopez seconded a motion to approve the April 22, 2020 agenda. The motion was approved 4:1.

Ayes: Lopez, Newman, Pruitt, Silva

Noes: None

Abstained: None

Absent: Moore

5. Approval of Minutes

Chair Pruitt and Commissioner Silva seconded, a motion to approve the April 8, 2020 Planning Commission Minutes. The motion was approved 4:0.

Ayes: Lopez, Newman, Silva, Pruitt

Noes: None

- Abstained: None
- Absent: Moore

6. PUBLIC HEARING

6.1 MASTER APPLICATION (MA) NO. 19041: CONDITIONAL USE PERMIT (CUP) NO. 19003 AND SITE DEVELOPMENT PERMIT (SDP) NO. 2001 (VAN BUREN MARKETPLACE COMMERCIAL CENTER)

Ms. Rocio Lopez, Senior Planner, presented the staff report with a PowerPoint presentation for the proposed Van Buren Marketplace Commercial Center.

COMMISSIONER QUESTIONS

Commissioner Newman requested length of distance between Rutile and entrance to the shopping center. Ms. Lopez, Senior Planner, stated it was 1,000 ft. and a traffic signal will be constructed at the project entrance. Assistant City Engineer, Ms. Carolina Fernandez, noted the traffic lights will be synchronized.

Commissioner Newman requested the height of the wall being proposed adjacent to residential homes. Ms. Rocio Lopez, Senior Planner, replied the wall would be 8 ft. Additionally, Commissioner Newman recommended that two electric charging stations should be required as part of conditions of approval.

Chair Pruitt requested clarification if the commercial landscape maintenance would be maintained by the city. City Engineer, Ms. Carolina Fernandez, confirmed the landscape and lighting will be maintained by the city.

PUBLIC HEARING OPEN

Mr. Harry Heady, applicant representative, agreed to provide the electric charging stations.

Mr. Alex Flores, Owner, thanked the Commissioners and is looking forward to moving forward to construct center.

PUBLIC HEARING CLOSED

Commissioner Silva moved and Chair Pruitt seconded, a motion to adopt Resolution No. 2020-04-22-01 with an added condition of approval to include two electric charging stations. The motion was approved 4-0-1.

Ayes: Pruitt, Lopez, Newman, Silva

Noes: None

Abstained: None

Absent: Moore

6.2 MASTER APPLICATION (MA) NO.16113 (GPA19004, CZ16004, CUP16004, 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

Mr. Michael Fellows, Senior Planner, presented the staff report with a PowerPoint presentation.

COMMISSIONER QUESTIONS

Commissioner Newman inquired if there had been other retail projects submitted for this area. Mr, Merrell, Planning Director, replied there were no other projects submitted for this area and supports a mix use development.

In regards to the convenience store, Chair Pruitt inquired if the locks for the freezer access would be locked. Mr. Alex Caldera replied they are automatically locked by cashiers and a total of 60 closed circuit cameras and surveillances are kept for 30 days.

PUBLIC HEARING OPEN

Mr. Alex Caldelra, Owner, thanked the Commissioners and provided information to their company, DC Logistics, and their proposed project for this site.

Mr. Jeremy Krout, applicant representative, provided a PowerPoint presentation and site plans for review.

Mr. Karl Huy, applicant representative, provided responses to the concerns staff had addressed by recommended conditions of approval.

PUBLIC HEARING CLOSED

Chair Pruitt moved and Commissioner Silva seconded, a motion recommending to City Council Resolution No. 2020-04-22-02 with revisions to Condition No. 18 to allow fuel deliveries between the hours of 7:00 am to 10 pm on Mondays and Fridays and revisions to Condition No. 24 that requires rooftop equipment to be screened from public view at ground level. The motion was approved 3-1-1.

Ayes: Pruitt, Lopez, Silva

Noes: Newman

Abstained: None

Absent: Moore

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

Mr. Michael Fellows, Senior Planner presented the staff report with a PowerPoint presentation and summarized the proposed project. Mr. Fellows presented site plans and provided information on truck circulation, parking, mechanical equipment as well as order control management for the proposed site.

COMMISSIONER QUESTIONS

Commissioner Newman requested confirmation of the project's truck route and suggested to add a condition to require a monthly inspection for emissions and odor.

Staff confirmed that Bain will be required to be used for only exiting the project site.

PUBLIC HEARING OPEN

Mr. Stefan Schwaneseche, Owner of PreZero, provided a PowerPoint presentation of PreZero's proposed recycling facility and operations detailing the technology used for recycled products. He informed the Commission that no hazardous waste will be processed.

PUBLIC HEARING CLOSED

Commissioner Silva moved and Chair Pruitt seconded a motion to adopt Resolution No. 2020-04-22-03 with modifications to conditions: (1) corrections to conditions as presented by staff, (2) add a condition to require monthly inspections of project buildings by City staff for the first 6 months and annual inspections of the buildings thereafter for MA19225, MA19226, and MA19227; (3) modify MA19226 Condition No. 10a and 10b to require installation of the filtration system in the organic processing use portion of the building; and (4) modify MA19227 Condition No. 7 to allow for the collection and shipping off-site of electronic waste. The motion was approved 4-0-1.

Ayes: Pruitt, Lopez, Newman, Silva

Noes: None

Abstained: None

Absent: Moore

- 7. Commission Business NONE
- 8. Public Appearance / Comments NONE

9. Planning Commissioner's Reports and Comments

Chair Pruitt announced the great volunteer work the Sikh community has recently done providing food for the community. Commissioner Lopez also thanked the Islamic community for providing care packages to the senior centers. Commissioner Newman requested if the Technical Advisor for the Viridian project was submitted to City Council. Planning Director Tom Merrell confirmed the item was added to the Development Agreement.

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

RETURN TO AGENDA

STAFF REPORT

- DATE: MAY 13, 2020
- TO: CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION
- FROM: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR

SUBJECT: AGENDA ITEM NO. 6.1

ADOPTION OF JURUPA VALLEY ENVIRONMENTAL REVIEW GUIDELINES TO PROVIDE IMPLEMENTATION PROCEDURES AND ESTABLISH THRESHOLDS OF SIGNIFICANCE IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

RECOMMENDATION

By motion, adopt Resolution No. 2020-05-13-01 that recommends the City Council adopt the proposed Environmental Review Guidelines and Thresholds of Significance.

BACKGROUND

The intent of the California Environmental Quality Act (CEQA), as codified at Public Resources Code §21000 et seq. and its implementing Guidelines at 14 Cal. Code Regs §15000 et seq., is to provide a thorough evaluation of environmental impacts associated with proposed projects leading to balanced decision-making. The objectives of CEQA are:

- To inform decision-makers and the public about the potential significant environmental effect of proposed activities;
- •
- To identify ways to avoid or reduce environmental damage;
- To prevent or minimize environmental damage by requiring implementation of feasible alternatives or mitigation measures;
- To disclose to the public reasons for agency approval of projects with significant environmental effects;
- To foster interagency coordination in the review of projects; and
- To enhance public participation in the planning process.

State CEQA provisions allow public agencies to establish objectives, criteria, administrative guidelines and procedures consistent with CEQA, to administer their responsibilities under CEQA, including evaluating projects and preparing environmental documents (CEQA §15022 (a)). Jurupa Valley has been reviewing projects in compliance with the State's CEQA Guidelines since its incorporation in 2011 but has not yet developed its own administrative

guidelines, procedures and methodologies for assessing levels of significance, which public agencies are encouraged to do. (CEQA Guidelines §15064.7 (b).

In addition, recent legislation has been enacted (Senate Bill 743) that requires public agencies to adopt a new method for analyzing traffic impacts when projects are subject to CEQA analysis. The commonly used method of analyzing traffic impacts, known as "Level of Service (LOS), is required to be replaced by new methodology that sets forth traffic analysis based on "Vehicle Miles Traveled" (VMT) methodology. VMT refers to the amount and distance of automobile travel attributable to a project. VMT will be required effective July 1, 2020 and public agencies may choose the most appropriate methodology to use for VMT analysis. (CEQA Guidelines 15064.3 (b) (4).

Given the requirement to adopt the new Vehicle Miles Traveled (VMT) threshold and methodology, Jurupa Valley staff is recommending that the City adopt its own CEQA Guidelines clarifying implementation of the new VMT requirements and confirming the thresholds for other environmental impacts as well. The proposed City Environmental Review Guidelines (Attachment 1) include the articulation of all "Thresholds of Significance" that the City has been using since 2011 to determine levels of significance when environmental impacts are assessed, in addition to traffic impacts. The proposed "Thresholds of Significance" are contained in Section 12 of the attached Guidelines.

In summary, the City's Environmental Review Guidelines set forth comprehensive procedures for complying with CEQA and for administering the City's responsibilities under CEQA. Importantly, the City Guidelines are not meant to replace CEQA or the CEQA Guidelines, but rather to implement and tailor the general provisions of CEQA to the specific operations of the City. As such, these Guidelines are not intended to repeat all of the requirements contained in State CEQA Law.

THRESHOLDS OF SIGNIFICANCE

A "threshold of significance" is an identifiable, qualitative, or performance-based level of a particular environmental effect. (CEQA Guidelines 15064.7(a).Non-compliance with a threshold of significance means the effect will normally be determined to have a significant adverse impact. Compliance with a threshold of significance will normally mean that an impact will be found less than significant and conversely, non-compliance would result in a negative environmental impact.

For example, quantitative criteria are often applied to traffic, air quality, and noise impacts, while aesthetic impacts are typically evaluated using qualitative thresholds.

The determination by a of whether a project may have a significant effect on the environment calls for careful judgment, based to the extent possible, on scientific and factual data. Thus, establishing a single threshold of significance, while desirable in most instances, may not be possible for every environmental impact, because the significance of an activity may vary with the setting. For example, a given level of impact that is not significant in an urban area may be significant in a rural area (e.g., noise or aesthetics). Public agencies may not arbitrarily establish thresholds to either create or avoid significant impacts. Thresholds must be backed by substantial evidence, which is defined in the CEQA statute to mean "facts, reasonable assumptions predicated on facts, and expert opinion supported by facts."

For Jurupa Valley, having clearly established thresholds of significance will promote predictability and consistency in the environmental review process. In addition, the locally adopted thresholds will bolster the defensibility of determinations of significance in the administrative record and promote the focus of the analysis to be on impacts expected to be significant, rather than on impacts that are controversial or unpopular.

Setting thresholds requires the City to make a policy judgment about how to distinguish significant impacts from less-than-significant impacts. Below are several examples of implementing CEQA using local thresholds for scenic resources, soil erosion, surface runoff, public services and water supply.

Scenic or Visual Impacts. Will the project have a substantial adverse effect on a scenic vista?

Threshold of Significance: The project would substantially block public views of a scenic vista that is visible from a scenic corridor as identified by General Plan Figure 4-23. (Jurupa Valley General Plan, Mobility Element).

<u>Soil Erosion or Loss of Topsoil</u>. Is the project consistent with Municipal Code Chapter 6.05 – Storm Water/Urban Runoff Management and Discharge controls?

Threshold of Significance: If consistent, no significant environmental impacts. If not consistent, significant environmental impact.

<u>Surface Run-Off/Flooding On-site or Off-site</u>. Will the project substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?

Threshold of Significance: If the project does not result in drainage or run-off that exceeds the capacity of flood control improvements for 10 and 100 year storm events, then projects impacts are not significant. If the drainage can be handled by the flood control improvements, project impacts are not significant.

Water Supply. Is there adequate water supply available to serve the project?

Threshold of Significance: A significant impact will occur if the project results in the water purveyor (e.g. Jurupa Community Services District, Rubidoux Community Services District, Santa Ana Water Company) not being able to supply sufficient water for the project during normal, single-dry and multipledry years over the next 25 years as described in Urban Water Management Plans.

<u>Transportation.</u> Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) [Vehicle Miles Traveled]?

Thresholds of Significance: Screening Criteria: Projects that cannot be screened out through the steps outlined in the City of Jurupa Valley Traffic Impact Guidelines as specified in the CEQA Assessment – VMT Analysis Section will require additional analysis in order to determine if a project exceeds the following thresholds of significance:

1. <u>Project VMT Impacts:</u> A project would result in a significant project-generated VMT impact if the project-generated VMT exceeds the City's average VMT per service population (population plus employment). The City's average VMT per service

population shall be the metric that is in effect at the time the Notice of Preparation is published, or if no Notice of Preparation is required, at the time the environmental analysis is commenced.

2. Cumulative VMT Impacts:

A project would result in a significant project-generated VMT impact if the projectgenerated cumulative VMT per service population exceeds the City's baseline VMT per service population for Horizon Year 2040.

Importantly, a project's effect on automobile delay – generally measured by "Level of Service" or LOS - shall no longer constitute a significant transportation environmental impact under CEQA. Accordingly, a project that makes traffic congestion worse, but does not result in significant VMT, will not be considered to have a significant environmental impact, and a proposed project with no effect on congestion but with significant VMT impact will normally be considered to have a significant environmental impact.

It is important to note here that the City may continue to use LOS for the purpose of congestion management. Thus, a traffic analysis can be required for a new project that includes LOS as well as VMT. The VMT analysis will provide the basis for determining CEQA related impacts and mitigations. The LOS analysis will provide the basis for conditions of approval for off-site street improvements to address potential traffic congestion generated by the project, but will not be a part of the CEQA documentation.

The City's Engineering Division is proposing Guidelines for the implementation of this new methodology that will be considered by the City Council at a public hearing in June, 2020, prior to the State's deadline for adoption prior to July 1, 2020. The Guidelines will include the procedures for preparing a Traffic Impact Analysis as well as methodology for calculating a projects VMT.

CONCLUSION

The proposed Environmental Review Guidelines will provide both staff and project applicants with clear direction on the CEQA process and will simplify the analysis of impacts. These thresholds have been determined to be consistent with the policies of the City's 2017 General Plan. Importantly, these Guidelines and Thresholds established for general use by the City must be adopted by ordinance, resolution, rule, or regulation and are subject to public review. The City Council will consider the Planning Commission's recommendation at its public meeting scheduled for June 4, 2020.

Submitted by:

Thomas S. Merrill

Thomas G. Merrell, AICP Planning Director

Reviewed by:

//s// Serita Young

Serita Young Deputy City Attorney

ATTACHMENTS:

Attachment 1: Planning Commission Resolution Attachment 2: City of Jurupa Valley Environmental Review Guidelines

RESOLUTION NO. 2020-05-13-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY RECOMMENDING THAT THE CITY COUNCIL ADOPT JURUPA VALLEY ENVIRONMENTAL REVIEW GUIDELINES AND THRESHOLDS OF SIGNIFICANCE AND MAKE A FINDING OF EXEMPTION UNDER CEQA

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

<u>Section 1</u> – Procedural Findings.

A. The California Environmental Quality Act Guidelines ("CEQA Guidelines") (14 Cal. Code Regs. § 15000, et seq.) encourage public agencies to establish objectives, criteria, administrative guidelines, and procedures, consistent with CEQA, to administer their responsibilities under CEQA, including evaluating projects and preparing environmental documents. (CEQA Guidelines § 15022(a).)

B. The CEQA Guidelines also encourage public agencies to develop and publish generally applicable "thresholds of significance" to be used in determining the significance of a project's environmental effects. (CEQA Guidelines § 15064.7(a).)

C. CEQA Guidelines section 15064.7(a) defines a threshold of significance as "an identifiable quantitative, qualitative or performance level of a particular environmental effect, noncompliance with which means the effect will normally be determined to be significant by the agency and compliance with which means the effect normally will be determined to less than significant."

D. CEQA Guidelines section 15064.7(b) requires that thresholds of significance must be adopted by ordinance, resolution, rule, or regulations, developed through a public review process, and be supported by substantial evidence.

E. Pursuant to CEQA Guidelines section 15064.7(c), when adopting thresholds of significance, a public agency may consider thresholds of significance adopted or recommended by other public agencies provided that the decision of the agency is supported by substantial evidence.

F. Staff has worked to develop Environmental Review Guidelines, to be used in connection with projects subject to environmental review in the City, which also include thresholds of significance.

G. On May 13, 2020, at a duly noticed public meeting, the Planning Commission considered staff's presentation and reviewed the recommended Environmental Review Guidelines, including the proposed thresholds of significance.

Section 2 – Recommendations.

The Planning Commission hereby makes the following recommendations:

A. That the City Council adopt the proposed Environmental Review Guidelines, including the thresholds of significance contained therein.

B. That the City Council find that the Environmental Review Guidelines have been developed through a public review process and are supported by substantial evidence, as required by CEQA Guidelines section 15064.7.

C. That the City Council find that adoption of the Environmental Review Guidelines will not result in a direct or reasonably foreseeable indirect physical change in the environment, and thus they are not subject to CEQA (14 CCR § 15378(a)). In addition, the Environmental Review Guidelines are not a "project" within the meaning of CEQA pursuant to 14 CCR § 15378(b)(5) and constitute an action involving procedures for the protection of the environment, which are exempt from CEQA pursuant to 14 CCR § 15308. Finally, if the Environmental Review Guidelines are determined to be subject to CEQA, they are exempt therefrom because it can be seen with certainty that there is no possibility that these Guidelines will have a significant effect on the environment. (14 CCR § 15061(b)(3).)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Jurupa Valley this 13th day of May, 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. 2020-05-13-01 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 13th day of May, 2020, by the following vote, to wit:

)

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAIN:	COMMISSION MEMBERS:

THOMAS G. MERRELL PLANNING DIRECTOR

City of Jurupa Valley



Environmental Review Guidelines and **Thresholds of Significance**

May 7, 2020

Prepared By: City of Jurupa Valley Planning Department

Adopted by City Council Resolution No. ____-

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Section 1.0 - Introduction

1.1 Purpose of the California Environmental Quality Act (CEQA)

The purpose of the California Environmental Quality Act (CEQA), as codified at Public Resources Code §21000 et seq., is to provide a thorough evaluation of environmental impacts associated with proposed projects leading to balanced decision-making. The objectives of CEQA are:

- To inform decision makers and the public about the potential significant environmental effect of proposed activities;
- To identify ways to avoid or reduce environmental damage;
- To prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures;
- To disclose to the public reasons for agency approval of projects with significant environmental effects;
- To foster interagency coordination in the review of projects; and
- To enhance public participation in the planning process.

1.2 Purpose of the City Guidelines and Thresholds of Significance

a) The City's Environmental Review Guidelines (City Guidelines) set forth comprehensive procedures for complying with CEQA and for administering its responsibilities under CEQA and to establish Thresholds of Significance for determining the significance of environmental effects.

b) The City Guidelines are not meant to replace CEQA or the CEQA Guidelines, but rather to implement and tailor the general provisions of CEQA or the CEQA Guidelines to the specific operations of the City. As such, these City Guidelines are not intended to repeat all of the requirements contained in the State CEQA Guidelines (14 C.C.R. § 15000, et seq.).

c) For any matters not included in the City Guidelines refer to the CEQA Statutes Public Resources Code 21000–21189) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387).

d) If any section of the City Guidelines is in conflict with or contrary to any provisions of CEQA or the CEQA Guidelines, as each may be amended, the provisions of CEQA and the CEQA Guidelines shall control.

Section 2.0 - General Provisions

2.1 Applicability

Compliance with CEQA procedures as set forth in the City Guidelines is required whenever the City proposes to carry out or approve a project. CEQA review, preparation, and certification of appropriate documentation occurs prior to or concurrently with an approval of a private project or authorization of a public project. The City Guidelines apply to all departments of the City.

2.2 Revisions to the City Guidelines

The Planning Department may periodically revise the City Guidelines when it is determined:

- (a) Such revisions are necessitated by amendments to the CEQA Statutes or the CEQA Guidelines.
- (b) Such revisions are consistent with the policies, goals, and objectives of the City as declared by the City Council (e.g., amendments to the General Plan or Municipal Code that affect the City Guidelines).
- (c) Such revisions are essentially technical and conforming in their nature and, thus, do not require processing through normal amendatory proceedings of the City.
- (d) Such revisions to significance thresholds are based on regulatory standards or requirements adopted by a regulatory agency (e.g., South Coast Air Quality Management District, Santa Ana Regional Water Quality Control Board).

The only revisions to the City Guidelines that require City Council action (by referral from the Planning Commission) are revisions to the Thresholds of Significance (Section 12.0) that are not described in Section 2.2 (a) through 2.2 (d) above which shall be approved by Resolution of the City Council.

2.3 Appeals

If a non-elected decision-making body of the City, such as the Planning Director or Planning Commission, certifies an EIR, adopts a Negative Declaration or Mitigated Negative Declaration, or determines that a project is exempt, that CEQA clearance can be appealed to the City Council pursuant to the appeal decisions for the type of land use entitlement application associated with the project described in the Municipal Code.

2.4 Projects Also Subject to the National Environmental Policy Act (NEPA)

NEPA applies to projects which are carried out, financed, or approved in whole or in part by federal agencies. Accordingly, if a project requires approval of the City and one or more federal agencies, then the CEQA Statutes and the CEQA Guidelines shall apply.

Section 3.0 - Other Procedures Related to Compliance with CEQA

3.1 Native American Consultation

3.1.1 Assembly Bill (AB) 52 (The Native American Historic Resource Protection Act).

AB52 codified as Public Resources Code § 21080.3.1, subs. (b), (d), (e) and 21080.3.2. Public Resources Code § 21074 defines "Tribal Cultural Resources" as 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 Public Resources

Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

3.1.2 AB52 Consultation Process

AB 52 established 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 and, as applicable, proposed mitigation measures, *before* a Negative Declaration, Mitigated Negative Declaration, or an EIR is released for public review. The Planning Department shall maintain forms and instructions for City staff to contact tribes and conduct consultation if requested by a tribe.

3.1.3 Senate Bill (SB) 18 (Traditional Tribal Cultural Places)

Codified as Government Code §65352.3 et seq., SB 18 requires that, prior to the adoption or amendment of a City's General Plan or a specific plan pas identified by Government Code §65450, the City shall consult with California Native American tribes for the purpose of preserving specified places, features, and objects located within the City's jurisdiction. This bill requires the City to refer to the California Native American tribes specified by the Native American Heritage Commission (NAHC) and to provide them with opportunities for involvement.

The Planning Department shall maintain forms and instructions for City staff to contact the NAHC and conduct consultation if requested by a tribe.

NOTE: AB52 and SB18 are separate processes that have their own specific requirements for notification and consultation. Therefore, it is possible that a project may be subject to both AB52 and SB18 as one does not exclude the other.

3.2 Multi-Species Habitat Conservation Plan (MSHCP) Compliance

The Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) was adopted on June 23, 2003.

The Western Riverside County Regional Conservation Authority (RCA) is a Joint Powers Authority (JPA) that was established to oversee implementation of the MSHCP. One of the RCA's obligations under the MSHCP is to assist the Permittees (including the City of Jurupa Valley) with MSHCP implementation. The City of Jurupa Valley is obligated to be an active participant in the MSHCP implementation process.

One of the Thresholds of Significance as it pertains to a Negative Declaration, Mitigated Negative Declaration, or EIR is to determine if a project: "Conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?"

The Planning Department shall maintain forms and instructions describing the MSHCP process as it relates to the City's CEQA procedures.

NOTE: The City is required in many cases to ensure compliance with MSHCP requirements **prior** to completion and public review of certain CEQA documents.

Section 4.0 - Preliminary Review under CEQA

4.1 Determining if an Activity is a "Project"

Except as otherwise provided, the City Guidelines shall apply to Discretionary Projects (see also §15357 and 15369) proposed to be carried out or approved by the City. A project is defined in § 15378 as:

- 1. The whole of an action, which has a potential for resulting in a physical change in the environment, directly or ultimately, and that is any of the following:
 - a. An activity directly undertaken by any public agency including but not limited to public works construction and related activities, clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local general plans or elements thereof pursuant to Government Code §§65100-65700.
 - b. An activity undertaken by a person which is supported in whole or in part through public agency contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.
 - c. An activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.

The term "project" refers to the activity that is being approved and that may be subject to several discretionary approvals by governmental agencies. The term "project" does not mean each separate governmental approval. In practice, the vast majority of actions related to Planning Department review are considered "projects" under CEQA.

- 2. An activity is not a project under CEQA if:
 - a. The activity does not involve the exercise of discretionary approval powers by the City.
 - b. The activity will not result in a direct or reasonably foreseeable indirect physical change in the environment.
 - c. Examples include, but are not limited to:
 - Issuance of grading, building, and construction related permits;
 - Issuance of business registration
 - Approval of final subdivision maps;
 - Approval of individual utility service connections and disconnections;
 - Issuance of zoning compliance and use determination letters;
 - Issuance of landscape plan permit;
 - Issuance of a temporary or permanent address;
 - Corrections to approved tract and parcel maps; and
 - Sign permits to change copy on existing signs.

4.2 Preliminary Project Review

The City's Interagency Development Review Process may be used to make a preliminary determination on the appropriate level of CEQA documentation required. Based upon the type of project and its potential for environmental impact, CEQA environmental review may primarily follow one of the following courses:

1. Exemption (See Section 5.0).

- 2. Within the Scope of a previously adopted Negative Declaration.Mitigated Negative Declaration, or EIR (See Section 6.0).
- 3. Negative Declaration or Mitigated Negative Declaration. (See Section 9.0).
- 4. EIR (See Section 10.0).

Note: The preparation of an Initial Study is required to determine if a project requires an Negative Declaration, Mitigated Negative Declaration or an EIR (unless the City can determine that an EIR will be clearly required for a project). No presumptions regarding the appropriate CEQA determination for the proposed Project can be made until the Initial Study is completed.

Section 5.0 - Exemptions

5.1 Exemptions Defined

Generally, there are three types of exemptions as described below:

5.1.1 Statutory Exemptions

Certain activities have been exempted from CEQA by the State Legislature. These exemptions include feasibility or planning studies, ministerial projects, and emergency actions. A complete list of statutory exemptions is included in the CEQA Guidelines §§ 15260 - 15285.

5.1.2 Categorical Exemptions

Certain classes or "categories" of projects have been determined by the State' Secretary for Resources to have an insignificant effect on the environment, and are known categorical exemptions. The Planning Department shall maintain a list of Categorical Exemptions.

5.1.3 Common Sense Exemption

Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to environmental review. In such cases, the activity is covered by the common sense rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment (CEQA Guidelines §15061(b) (3)).

A "significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the *physical* conditions within the area affected by the project.

5.2 Project Rejection or Disapproval

A project that is recommended for denial is exempt from CEQA. However, if the decision making body desires to approve the project, the project must comply with the provisions of these City Guidelines.

5.3 Review for Exemption

All projects submitted shall be reviewed by the Planning Department to determine if a project falls within a Categorical Exemption category and whether or not the Categorical Exemption is inapplicable, because of the existence of any of the following factors:

- 1. There are unusual circumstances creating the reasonable possibility of significant effects (e.g., an otherwise exempt project located in a wetland).
- 2. The project and successive projects of the same type in the same place will result in Cumulative Impacts as defined by CEGA Guidelines §15355.

- 3. For Classes 3 (New Construction or Conversion of Small Structures), 4 (Minor Alterations to Land), 5 (Minor Alterations in Land Use Limitations), 6 (Information Collection), 11 (Accessory Structures) and 32 (Infill), the project may affect an environmental resource of hazardous or critical concern officially adopted pursuant to law (e.g., an otherwise exempt project that would impact habitat of an endangered species).
- 4. The project may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a state scenic highway. This exception does not apply to improvements which are required as mitigation by an adopted Mitigated Negative Declaration or certified EIR.
- 5. The project is located on a site which is included on any list of hazardous waste sites compiled pursuant to §65962.5 of the Government Code.
- 6. The project may cause a substantial adverse change in the significance of a historical resource as defined by CEQA Guidelines § 15064.5.

If any of the above factors cause the Categorical Exemption to be inapplicable, the project is subject to the CEQA review requirements.

5.4 Notice of Exemption

See Section 8.1 for details.

Section 6.0 - Reliance Upon a Previously Adopted or Certified Environmental Document

6.1 Authority

CEQA allows a previously adopted Negative Declaration, Mitigated Negative Declaration, or certified EIR to be used as the environmental assessment for a project if it is determined that the project currently under review is "within the scope" of the earlier Negative Declaration, Mitigated Negative Declaration, or EIR pursuant to CEQA Guidelines §15162 (a) which states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

6.2 Previous Environmental Review Determination

The Planning Department shall maintain forms describing the Previous Environmental Document Review Determination process to determine if a project is within the scope of a previously adopted or certified CEQA document based upon the criteria in CEQA Guidelines §15153 and/or §15162 et seq.

Whether a later activity is within the scope of a previous environmental document is a factual question that the City determines based on substantial evidence in the record. Factors that the City may consider in making that determination include, but are not limited to:

- 1. Consistency of the later activity with the type of allowable land use;
- 2. Overall planned density and building intensity;
- 3. Geographic area analyzed for environmental impacts; and
- 4. Description of covered infrastructure, as presented in the project description or elsewhere in the Previous Environmental Document.

6.3 Public Notice

When a law other than CEQA requires public notice when the agency later proposes to carry out or approve an activity and to rely on the previously adopted or certified environmental document for CEQA compliance, the notice for the activity shall include the following:

- 1. A statement that the activity is within the scope of the previously adopted or certified environmental document; and
- 2. A statement that the previously adopted or certified environmental document adequately describes the activity for the purposes of CEQA; and
- 3. The location where copies of the previous document are available for review.

Section 7.0 - General Requirements for CEQA Documents

7.1 Substantial Evidence Requirements in Support of CEQA Documents

CEQA requires that the Negative Declarations, Mitigated Negative Declarations, and Environmental Impact Reports be supported by "substantial evidence" to document whether a project may have a significant effect on the environment. (CEQA Guidelines §15384 (a) and (b)].

Substantial evidence includes "facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts." (PRC § 15384(b).) It does not include "argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly inaccurate or erroneous, or evidence of social or economic impacts which do not contribute to, or are not caused by, physical impacts on the environment." (PRC § 15384(a).) Further, public controversy over the possible environmental effects of a project is not sufficient reason to require an EIR "if there is no substantial evidence in light of the whole record before the Lead Agency that the project may have a significant effect on the environment." (PRC § 21082.2(b)).

Examples of substantial evidence include, but are not limited to, the following:

• Adopted environmental documents.

- Prior planning documents.
- Technical reports prepared for a project, may include, but are not limited to: Air Quality Impact Analysis; Health Risk Assessment; Biological Technical Report; Cultural Resources Assessment; Paleontological Resources Assessment; Geotechnical Investigation; Greenhouse Gas Analysis; Phase I Environmental Site Assessment; Phase II (Limited) Environmental Site Assessment; Preliminary Drainage Study; Preliminary Water Quality Management Plan; Noise Impact Analysis; Traffic Impact Analysis (including Vehicle Miles Traveled); and Water & Sewer Availability Letter.
- Expert opinion based on facts, including but not limited to those from the City Engineer or public safety officials.

7.2 Technical Studies

7.2.1 Preparation of Technical Studies

To ensure that the technical studies are prepared in conformance with all applicable CEQA requirements, City staff will provide a scope for technical studies as part of the Inter-Agency Project Review Request process or the Request for Proposal process. If the applicant has prepared technical studies prior to the Inter-Agency Project Review Request process or the Request for Proposal process, the applicant shall be advised that the study (ies) may need to be revised. The Planning Department shall maintain forms providing guidance as to the scope and content for various technical reports.

7.2.2 Review of Technical Studies.

City staff is required to review technical studies to ensure that they have been prepared ate and verifiable field techniques and professional work performance standards, and are prepared in conformance with all applicable CEQA requirements. This is not considered a "peer review." If City staff determines that any of the technical studies require peer review to determine if they are adequate, the cost of such peer review shall be charged to the applicant.

NOTE: All technical studies should be approved by the City **prior** to the completion of the CEQA document.

7.3 Approval Authority for CEQA Documents

7.3.1 Planning Director

The Planning Director has the authority to adopt a Negative Declaration or Mitigated Negative Declaration in which the Planning Director has project approval authority pursuant to the Municipal Code.

7.3.2 Planning Commission

The Planning Commission has the authority to adopt a Negative Declaration or Mitigated Negative Declaration in which the Planning Commission has project approval authority pursuant to the Municipal Code

7.3.3 City Council

The City Council has the authority to adopt a Negative Declaration or Mitigated Negative Declaration in which the City Council has project approval authority pursuant to the Municipal Code

Section 8.0 – CEQA Notices

8.1 <u>Notice of Exemption</u>

8.1.1 Purpose

When the City determines that a project is exempt from CEQA, a Notice of Exemption (NOE) is prepared and may be filed by a public agency after it has decided to carry out or approve a project.

8.2.2 Content and Procedures

The Planning Department shall maintain forms providing guidance for the preparation and filing of a Notice of Exemption.

8.2 <u>Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration</u>

8.2.1 Purpose

The City shall provide a Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration to those who have previously requested notice in writing, public agencies, and the County Clerk sufficiently prior to adoption by the City of the Negative Declaration or Mitigated Negative Declaration to allow the public and agencies the required CEQA review period.

8.2.2 Content and Procedures

Please refer to the form maintained by the Planning Department for the content and procedures related to the Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration.

8.3 <u>Notice of Preparation (NOP)</u>

8.3.1 Purpose

A Notice of Preparation (NOP) is a brief notice issued by the City to notify the responsible agencies, trustee agencies that the City plans to prepare an Environmental Impact Review (EIR). The purpose of the notice is to solicit guidance from those agencies as to the scope and content of the environmental information to be included in the EIR.

8.3.2 Content and Procedures

Please refer to the form maintained by the Planning Department for the content and procedures related to the Notice of Preparation.

8.4 <u>Notice of Availability (EIR)</u>

8.4.1 Purpose

This Notice is provided to announce that the City has completed a Draft EIR for a proposed project and that it is available for public review.

8.4.2 Content and Procedures

Please refer to the form maintained by the Planning Department for the content and procedures related to the Notice of Availability (EIR).

8.5 Notice of Completion (EIR)

8.5.1 Purpose

A Notice of Completion (NOC) is a brief notice released by the City as soon as it has completed a Draft EIR for public review and comment. The Notice of Completion is to be filed only for projects that require review by the State Clearinghouse (e.g. projects that require permits by a State agency or for projects of as being of statewide, regional, or areawide significance. (CEQA Guidelines §15206).

8.5.2 Content and Procedures

Please refer to the form maintained by the Planning Department for the content and procedures related to the Notice of Completion (EIR).

8.6 <u>Notice of Determination</u>

8.6.1 Purpose

A Notice of Decision or Determination (NOD) is a brief notice to be filed by a public agency after it approves or determines to carry out a project which is subject to the requirements of CEQA.

8.6.2 Content and Procedures

Please refer to the form maintained by the Planning Department for the content and procedures related to the Notice of Determination.Section 9.0 - Initial Study

9.1 Purpose

- Provide the City with information to use as the basis for deciding whether to prepare an EIR or Negative Declaration (CEQA Guidelines §15063(c)(1));
- Enable an applicant or the City to modify a project, avoiding, or mitigating adverse impacts thereby enabling the project to qualify for a Negative Declaration;
- Facilitate environmental assessment early in the design of a project;
- Eliminate unnecessary EIRs;
- Assist the preparation of an EIR, if one is required by focusing the EIR on only those impacts that are potentially significant.
- Identifying the effects determined not to be significant,
- Explaining the reasons for determining that potentially significant effects would not be significant, and
- Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.

9.2 Information Required

9.2.1 Complete Project Description Required

An accurate and complete project description is essential to the analysis of impacts under CEQA. The term "project" refers to the whole of an action and to the underlying physical activity being approved. Within an environmental document, the project description typically consists of text, tables, and graphics that provide the reader with an understanding of the actions being proposed by the project sponsor.

The project description should contain enough information so that the impact analysis contains a meaningful assessment of the project's impacts. This will allow the CEQA document preparer to analyze the impacts of the proposed project, and thus allow the public and decision-making body to understand the types and intensities of the project's environmental effects. For example, if off-site sewer or waterlines are required, without knowing the proposed alignment of said sewer or water lines, a detailed analysis of the effects on biological and cultural resources cannot be completed.

The project description is the foundation upon which an environmental analysis is constructed. If sufficient information is not provided in the project description about the actions and activities that would occur under the proposed project, the environmental document may not have the information necessary to determine what impacts the proposed project may have, or the intensity of those impacts.

The same *stable* project description must be used for all impact analyses. CEQA documents with conflicting assumptions about the project description in different impact analyses have been held inadequate by the courts. The lack of a stable project description can have very important implications for both the schedule and cost of an environmental document. The impacts of a project, and often the types of analyses that need to be conducted, are often tied to details regarding how the project is to be constructed and operated. Thus, changes to these details can require that analyses be redone, or that new analyses be completed. While some changes to a project description are almost inevitable, especially for large or complex projects, efforts to minimize these changes may be rewarded by lower costs and faster results.

9.2.2 Inter-Agency Project Review Comments

Upon receiving a plan and request for comments, each department or agency is requested to review the plans and supporting documents and provide narrative comments to the Planning Department. Examples of issues may include:

- 1. Ability to serve with utilities (for example, line extensions).
- 2. Access problems (fire trucks, emergency access, traffic safety).
- 3. Drainage, water quality, grading.
- 4. Requirements to dedicate and improve public facilities or roads.

The comments received through the Inter-Agency Project Review process are needed to complete the preparation of the Initial Study.

9.3 Format and Content

Please refer to the form maintained by the Planning Department for the content and procedures related to the preparation of an Initial Study.

9.4 Preparation of the Initial Study

City staff is responsible for the adequacy and objectivity of the Initial Study. As such, the preferred method is that City Staff complete an Initial Study for all projects that require a Negative Declaration or a Mitigated Negative Declaration in accordance with §15063 et seq. of the CEQA Guidelines. The Director may allow the preparation of an Initial Study by an environmental consultant as described in if workload exceeds available staff resources or when the proposed document requires expertise not available within the Planning Department.

Section 10.0 - Negative Declaration/Mitigated Negative Declaration

10.1 Described

There are two types of Negative Declarations: a Negative Declaration, or a Negative Declaration with mitigation (Mitigated Negative Declaration) as further described below.

- A Negative Declaration is a written statement by the City briefly describing the reasons that a proposed project, not exempt from CEQA, will not have a significant effect on the environment and therefore does not require the preparation of an EIR.
- A Mitigated Negative Declaration is a written statement by the City that the Initial Study identified potentially significant environmental effects of the project but the project is revised or mitigation measures are required to eliminate or mitigate impacts to less than significant levels and therefore does not require the preparation of an EIR.

10.2 Contents

There is not a separate Negative Declaration or Mitigated Negative Declaration document apart from the Initial Study. The Initial Study contents include all of the required contents for a Negative Declaration or a Mitigated Negative Declaration.

10.3 Notice of Intent to Adopt

The City shall notify the public of its intention to adopt a Negative Declaration or a Mitigated Negative Declaration by issuing a Notice of Intent, and provide opportunities to review it and any related documents. (Refer to Section 8.2).

10.4 Circulation of the Negative Declaration/Mitigated Negative Declaration

10.4.1 Review Periods

20-Day Review Period - The public review period for a Negative Declaration or a Mitigated Negative Declaration shall be at least 20 calendar days. If the 20th day of the review period ends on a weekend or City holiday, the review period shall end on the next business day.

30-Day Review Period - When a proposed Negative Declaration or Mitigated Negative Declaration and Initial Study have been submitted to the State Clearinghouse for review by state agencies, the public review period shall be no less than 30 days. The State Clearinghouse must receive these documents where either of the following applies:

- a. Where a state agency is a Responsible Agency (defined in CEQA Guidelines § 21069), Trustee Agency (defined in CEQA Guidelines § 21070), or otherwise has jurisdiction by law with respect to the project.
- b. For projects identified in CEQA Guidelines §15206 as being of statewide, regional, or areawide significance. (CEQA Guidelines §15206).

10.4.2 Extension of Public Review Period.

The public review period may be extended at the discretion of the Planning Director.

10.5 Public Hearing

At the time of a public hearing(s) on the discretionary entitlements, the decision-making body responsible for approval of the project shall consider the proposed Negative Declaration or Mitigated Negative Declaration along with any comments received during the review process.

10.6 Recirculation of a Negative Declaration or Mitigated Negative Declaration

10.6.1 Requirement

The City is required to recirculate a Negative Declaration or Mitigated Negative Declaration when the document must be substantially revised after public notice of its availability has previously been given but prior to its adoption. Recirculation of a Negative Declaration or Mitigated Negative Declaration is *not* required under the following circumstances:

- 1. Mitigation measures are replaced with equal or more effective measures pursuant to CEQA Guidelines §15074.1).
- 2. New project revisions are added in response to comments on the project's effects identified in the proposed Negative Declaration or Mitigated Negative Declaration which are not new avoidable significant impacts.
- 3. Measures or conditions of project approval are added after circulation of the proposed Negative Declaration or Mitigated Negative Declaration which are not required by CEQA, which do not create new potentially significant environmental impacts, and are not necessary to mitigate an avoidable significant environmental impact.
- 4. New information is added to the Negative Declaration which merely clarifies, amplifies, or makes insignificant modifications to the Negative Declaration that does not affect the impact analyses and the environmental determination and subsequent findings of the Negative Declaration. (Reference: CEQA Guidelines §15073.5).

10.6.2 Notice

Notice of recirculation shall comply with CEQA Guidelines §15072 and §15073.

10.7 Addendum to a Negative Declaration or Mitigated Negative Declaration

10.7.1 Authority

An addendum to an adopted Negative Declaration or Mitigated Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in CEQA Guidelines §15162 calling for the preparation of a subsequent Negative Declaration or a Mitigated Negative Declaration have occurred.

Please refer to the form maintained by the Planning Department for the content and procedures related to the preparation of an Addendum.

10.7.2 Public Review

An addendum need not be circulated for public review, but can be included in or attached to the previously adopted Negative Declaration or Mitigated Negative Declaration. The decision making body shall consider the addendum with the previously adopted Negative Declaration or Mitigated Negative

Declaration prior to making a decision on the project. A brief explanation of the decision not to prepare a subsequent Negative Declaration or Mitigated Negative Declaration pursuant to CEQA Guidelines §15162 should be included in an addendum, the City's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

10.8 Subsequent Negative Declarations or Mitigated Negative Declaration

10.8.1 Requirements

If changes to a project or its circumstances occur, or new information becomes available after adoption of a Negative Declaration or Mitigated Negative Declaration, the City shall prepare a subsequent Negative Declaration or Mitigated Negative Declaration if required under CEQA Guidelines §15162(a).

Generally, changes in the project, changes in circumstances, or new information will only trigger the need for a subsequent Negative Declaration or Mitigated Negative Declaration when these factors will result in the following:

- 1. Major revisions are required to the Negative Declaration or the Mitigated Negative Declaration.
- 2. New significant environmental effects or a substantial increase in the severity of previously identified significant effects are identified.

10.8.2 Public Notice

A subsequent Negative Declaration or Mitigated Negative Declaration shall be given the same notice and public review as required under CEQA Guidelines §15072. A subsequent Negative Declaration or Mitigated Negative Declaration shall state where the previous documents are available and may be reviewed.

11.0 - Environmental Impact Report (EIR) Process

11.1 Decision to Prepare an EIR

The EIR process starts with the decision to prepare an EIR. This decision will be made either during preliminary review (CEQA Guidelines §15060) or at the conclusion of an Initial Study (CEQA Guidelines §15064).

If the Initial Study determines that a project may have a significant effect on the environment, which cannot be eliminated by changing the project or adding mitigation measures, the Planning Department shall initiate the preparation of an EIR. If the Planning Department can determine that an EIR will clearly be required for the project, an Initial Study is not required but may still be desirable.

The Planning Department will determine whether an EIR is required within 30 calendar days of determining the application complete. A 15-calendar day extension may be approved upon consent of the applicant.

11.2 Types of EIRs

CEQA provides for several different types of EIRs based on circumstances applicable to a particular project or situation. Because "Project EIRs" and "Program EIRs" are the most common type of EIR prepared in the City, the Environmental Review Guidelines focuses on the processing of these two types of EIRs which are subject to the same processing requirements. For projects that may require the preparation of a other types of EIRs (i.e. Supplemental or Subsequent EIR's), City staff will provide guidance on a case by case basis.

11.2.1 Project EIR

A Project EIR is prepared for a construction-level project, and should focus primarily on the changes in the environment that would result from the development project and examine all phases of the project including planning, construction, and operation.

11.2.1 Program EIR

A Program EIR evaluates the broad policy direction of a planning document, such as a general plan, but does not examine the potential site-specific impacts of the many individual projects that may be proposed in the future consistent with the plan.

For purposes of the City Guidelines, the term "Project EIR" and "Program EIR" means "EIR."

11.3 Scope of an EIR

11.3.1 Determining the Scope of an EIR

The breadth of analysis in the EIR may be determined by one or more of the following:

a) <u>Initial Study</u>: The City may choose to prepare an Initial Study in order to assist the preparation of an EIR by focusing the EIR on only those impacts that are potentially significant.

b) <u>Scoping Meeting</u>: Scoping meetings shall be held at the discretion of the Planning Department, except for projects that are of statewide, regional, or area-wide significance as defined by CEQA Guidelines §15206. If a scoping meeting is held, it is encouraged to be held during the same time period as the Notice of Preparation is being circulated for public review and comment.

11.4 Notice of Preparation

11.4.1 Authority

After determining that an EIR is required the City, the Planning Department shall prepare and distribute a Notice of Preparation (NOP) for an EIR. The NOP shall consist of the Notice of Preparation form and include a copy of the Initial Study, if any. The NOP shall be sent to the Office of Planning and Research and to each Responsible and Trustee Agency. To send copies of the NOP, the Department shall use either certified mail or any other method of transmittal which provides it with a record that notice was received. (CEQA Guidelines §15082).

Please refer to the form maintained by the Planning Department for the content and procedures related to the preparation of a Notice of Preparation.

11.4.2 Responses to the Notice of Preparation

Each Responsible Agency, Trustee Agency, or interested parties (including member of the public) shall provide a response within 30 calendar days after receiving the Notice of Preparation. If a Responsible Agency, Trustee Agency, or interested party fails to reply within 30 calendar days with either a response or a request for additional time, the Planning Department may assume that the Responsible Agency or interested has no response to make.

11.5 Information Required to Prepare an EIR

11.5.1 Complete Project Description Required

An accurate and complete project description is essential to the analysis of impacts under CEQA. The term "project" refers to the whole of an action and to the underlying physical activity being approved. Within an environmental document, the project description typically consists of text, tables,

and graphics that provide the reader with an understanding of the actions being proposed by the project sponsor. The project description should contain enough information so that the impact analysis contains a meaningful assessment of the project's impacts. This will allow the CEQA document preparer to analyze the impacts of the proposed project, and thus allow the public and decision-making body to understand the types and intensities of the project's environmental effects. For example, if off-site sewer or waterlines are required, without knowing the proposed alignment of said sewer or water lines, a detailed analysis of the effects on biological and cultural resources cannot be completed.

The project description is the foundation upon which an environmental analysis is constructed. If sufficient information is not provided in the project description about the actions and activities that would occur under the proposed project, the environmental document may not have the information necessary to determine what impacts the proposed project may have, or the intensity of those impacts.

The same *stable* project description must be used for all impact analyses. CEQA documents with conflicting assumptions about the project description in different impact analyses have been held inadequate by the courts. The lack of a stable project description can have very important implications for both the schedule and cost of an environmental document. The impacts of a project, and often the types of analyses that need to be conducted, are often tied to details regarding how the project is to be constructed and operated. Thus, changes to these details can require that analyses be redone, or that new analyses be completed. While some changes to a project description are almost inevitable, especially for large or complex projects, efforts to minimize these changes may be rewarded by lower costs and faster results.

11.5.2 City Inter-Agency Project Review Comments

Upon receiving a plan and request for comments, each agency is requested to review the plans and supporting documents and provide narrative comments to the Planning Department. Examples of issues may include:

- 1. Ability to serve with utilities (for example, line extensions)
- 2. Access problems (fire trucks, emergency access, traffic safety)
- 3. Drainage, water quality, grading
- 4. Requirements to dedicate and improve public facilities or roads

Although the preparation of an EIR may commence upon receipt of a competed application, additional information obtained from the City's Inter-Agency Project review. Comments process may be required in order to complete the CEQA document.

An unreasonable delay by the applicant in providing information (e.g., studies, surveys, maps) requested by the City shall suspend the running of the time periods as described in CEQA Guidelines §15108.

11.6 Formant and Content of a Draft EIR

Please refer to the form maintained by the Planning Department for the content and procedures related to the preparation of a Draft EIR.

11.7 Preparation of the Draft EIR by Consultants

The Planning Department shall prepare an EIR or cause it to be prepared by a private consultant. The option for staff-prepared EIRs is generally only available when workload allows and for analysis that is small in scope, having only one or two potentially significant impact areas to analyze.

Once the Planning Department has determined that an EIR is required in accordance with the process described above, and that preparation will be by private consultant, the consultant selection process can begin. The Planning Department shall maintain procedures for the selection of consultant s consistent with City policies.

11.8 City Internal Review Procedures for an EIR

Please refer to the form maintained by the Planning Department describing the internal review procedures related to the preparation of a Draft EIR.

11.9 Public Notice and Circulation

11.9.1 Notice of Completion

As soon as the Draft EIR is completed and ready for public circulation, a Notice of Completion and copies of the Draft EIR shall be submitted to the Governor's Office of Planning and Research (OPR). (CEQA Guidelines §15085).

Please refer to the form maintained by the Planning Department describing the internal review procedures related to the preparation of a Notice of Completion.

11.9.2 Notice of Availability

At the time the Notice of Completion is filed with OPR, the City shall provide a Notice of Availability (NOA) of a Draft EIR and public hearing date, if known at the time, by means of a public notice in a local newspaper. (CEQA Guidelines §15087).

Please refer to the form maintained by the Planning Department for the content and procedures related to the preparation of a Notice of Availability.

11.9.3 Review Period

The public review period for an EIR is 45 calendar days. If the 45th day of the review period ends on a weekend or City holiday, the review period shall end on the next business day. [CEQA Guidelines §15105 (a)].

11.9.4 Extension of Public Review Period

The public review period may be extended at the discretion of the Director for up to 15 days. (CEQA Guidelines §15105 (a)). Any extension shall be noticed in compliance with CEQA Guidelines §15087.

11.12 Evaluation of Responses to Comments (§15088)

After the public review period ends and prior to the public hearing on the Final EIR, the Planning Department staff will assemble all written received during the 45-day public review period or any extension thereof and City Staff will prepare and/or oversee the preparation of written responses in order to determine the following:

- 1. Which comments address environmental impacts and mitigation(s). These comments shall be responded to by the City;
- 2. Which comments address the merits of the project (as distinguished from environmental impacts of the project) and do not require a response in the Final EIR, but should be noted for the record;
- 3. Which comments are beyond the scope of environmental review (such as legal interpretations); and

4. Which comments on impacts are too speculative for evaluation.

Although not required by CEQA, the City may decide to respond to comments received after the close of the 45-day public review period. At the discretion of the City, responses to late comments may be part of the Final EIR or contained in separate document include in the administrative record for the project.

11.13 Recirculation of an EIR After Public Notice is Given and Prior to Certification

11.13.1 Requirements

The City is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the Draft EIR for public review but before certification. "Significant new information" can include changes in the project or environmental setting as well as additional data or other information received during the public review period at the time of the public hearing (s). New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. A decision not to recirculate an EIR must be supported by substantial evidence in the administrative record. (CEQA Guidelines §15088.5).

11.14 Notice

Recirculation of an EIR requires notice pursuant to CEQA Guidelines §15087.

11.15 Public Hearing

Public hearings may be conducted on the environmental documents, either in separate proceedings or in conjunction with other proceedings of the public agency [CEQA Guidelines §15087 (i)]. At the time of project consideration, the decision-making body responsible for approval of the project shall consider the Final EIR.

11.16 Provide Responses to Comments to Agencies

The Planning Department shall provide a written proposed response to a public agency on comments made by that public agency at least 10 days prior to certifying an environmental impact report. [CEQA Guidelines §15088 (b)].

11.17 Final EIR

11.17.1 Contents

The Final EIR will consist of the Draft EIR or a revision of the Draft, copies of comments received, the response to comments (which includes corrections and errors of fact in the Draft EIR), a list of persons, organizations, and public agencies who made comments, and any other information added by the City. (CEQA Guidelines §15132).

Please refer to the form maintained by the Planning Department for the content and procedures related to the preparation of a Final EIR.

11.18 Statement of Overriding Considerations

If the benefits of a proposed project outweigh the unavoidable adverse effects, such effects may be considered "acceptable." The City shall take into consideration economic, legal, social and technological benefits for consideration when determining if the benefits outweigh the significant effects. If the City

approves a project that allows the occurrence of significant effects, it shall adopt a Statement of Overriding Considerations as part of the project approval that states specific reasons to support its action based on the Final EIR and/or other information in the record. This Statement of Overriding Considerations shall be in writing and shall be supported by substantial evidence in the record. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 11.17 above. (CEQA Guidelines §15093).

11.19 Findings

CEQA provides that no public agency shall approve or carry out a project for which an EIR has been certified that identifies one or more significant effects on the environment caused by the project unless the public agency makes one or more of the following findings:

- 1. Changes have been required, or incorporated into, the project that avoid or substantially lessen the significant environmental effects as identified in the Final EIR.
- 2. Changes that would avoid or substantially lessen the significant environmental effects are within the jurisdiction of another public agency or have already been adopted by another agency or can and should be adopted by the other agency.
- 3. Specific economic, legal, social, technological, or other considerations make the identified mitigation measures or project alternatives infeasible. This finding shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.

A Statement of Overriding Considerations (see Section 11.18 below) does not substitute for these required findings. When making findings pursuant to subsection (1) above, the City shall adopt a Mitigation Monitoring and Reporting Program pursuant to Section 2.0 and adopt conditions of approval for the project that ensure such changes will avoid or significantly lessen the significant environmental effects. (CEQA Guidelines §15091).

Section 12.0 - Mitigation Monitoring And Reporting Program

12.1 Requirements

§15097 of the CEQA Guidelines requires the City to adopt a Mitigation Monitoring or Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring or reporting program is to ensure compliance with the mitigation measures during project implementation.

12.2 Format and Content

Please refer to the form maintained by the Planning Department for the content and procedures related to the preparation of a Mitigation Monitoring and Reporting Program.

13.0 - Thresholds of Significance

13.1 Purpose

To help clarify and standardize analysis and decision-making in the environmental review process in the City of Jurupa Valley, the City has established these CEQA Thresholds of Significance (which have been in general use since at least 2011). These Thresholds are offered as guidance in preparing all environmental review documents (including Initial Studies and EIRs).

These Thresholds are intended to implement and supplement provisions in the CEQA Guidelines for determining the significance of environmental effects, including sections 15064, 15064.4, 15064.5,

15064.7, 15065, 15382, and Appendix G, and form the basis of the City's Initial Study and Environmental Review Checklist.

The Thresholds should be used to evaluate the potential primary effects of a project and should be considered when evaluating the potential secondary effects of a project, including the potential effects of mitigation measures.

13.2 Definition

A "threshold of significance" is an identifiable quantitative, qualitative or performance level of a particular environmental effect, non-compliance with which means the effect will normally be determined to be significant by the agency and compliance with which means the effect normally will be determined to be less than significant.

13.3 Using Environmental Standards as Thresholds of Significance

The City may adopt or use an environmental standard as a threshold of significance. In adopting or using an environmental standard as a threshold of significance, a public agency shall explain how the particular requirements of that environmental standard avoid project impacts, including cumulative impacts, to a less-than-significant level, and why the environmental standard is relevant to the analysis of the project under consideration. For the purposes of the City Guidelines, an "environmental standard" includes 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.

13.4 Revisions to Thresholds

These Thresholds may be revised administratively without a public hearing if the revision involves a Threshold that is a regulatory requirement applied to the project adopted by federal, state, or local law which effectively reduces environmental impacts.

13.5 Thresholds of Significance Methodology

The City shall use the following methodology in applying Thresholds:

Screening Criteria: Describes under which conditions or circumstances a project may be presumed to have a less than significant impact absent substantial evidence to the contrary. Not all environmental topics will have Screening Criteria.

Significance Threshold: Describes under which conditions or circumstances a project may result in a significant impact requiring mitigation.

13.6 Aesthetics

The following questions are based on Appendix G Environmental Checklist Form of the CEQA Guidelines and may have been modified to address specific conditions in Jurupa Valley and are intended to provide guidance to determine potential significance to Aesthetics.

Would the Project:

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

Significance Threshold: The project would substantially block public views of a scenic vista that is visible from a scenic corridor as identified by General Plan Figure 4-23.

Note: Scenic vistas are points or corridors that are accessible to the public and that provide a view of scenic areas and/or landscape. In general, scenic resources include natural areas that are visible to the public and include natural landmarks, hills and mountain peaks, ridgelines, floodplains and stream channels, agricultural fields, mature trees and agricultural windbreaks, riparian woodlands, and other prominent or unusual landscape features. Scenic backdrops include hillsides and ridges that rise above or adjacent to urban or rural areas or highways.

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

Screening Criteria: If the project is not located within a state scenic highway, it may be presumed to have a less than significant impact absent substantial evidence to the contrary.

Significance Threshold: The project is located within a state scenic highway corridor pursuant to the Streets and Highways Code, Sections 260 through 263 and the project will damage trees, rock outcroppings, and historic buildings.

c) Would the project conflict with applicable zoning and other regulations governing scenic quality?

Significance Threshold: The project is inconsistent with General Plan policies or Municipal Code requirements pertaining to scenic quality.

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

Significance Threshold: The project is inconsistent with General Plan Policy COS 10.1, which requires outdoor lighting to be shielded and prohibits outdoor lighting that:

- 1. Operates at unnecessary locations, levels, and times.
- 2. Spills onto areas off-site or to areas not needing or wanting illumination.
- 3. Produces glare (intense line-of-site contrast).
- 4. Includes lighting frequencies (colors) that interfere with astronomical viewing.
- 5. Includes building materials (e.g., exterior materials, windows, etc.) that create glare (Daytime glare impacts would be considered significant if buildings, signage or thematic elements that incorporate substantial amounts of reflective building materials were to be developed on the Project Site in areas that are highly visible to off-site glare-sensitive uses. Nighttime glare impacts would be considered significant if future buildings, signage or thematic elements which incorporate highly reflective building materials were to be developed on the Project Site in close proximity to both glare sensitive uses and motor vehicle traffic or would be illuminated by high brightness special effects or event lighting associated with the proposed Project. Daytime glare-sensitive uses generally include residential areas, freeways, and outdoor activity areas (recreational areas and parks). Uses sensitive to nighttime glare generally include residential uses, some commercial and institutional uses, and wildlife habitat within natural areas.

13.7 Agriculture and Forestry Resources

The following questions are based on Appendix G Environmental Checklist Form of the CEQA Guidelines and may have been modified to address specific conditions in Jurupa Valley and are intended to provide guidance to determine potential significance to 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:

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?

Screening Criteria: If the project is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, it may be presumed to have a less than significant impact absent substantial evidence to the contrary.

Significance Threshold: The Project is identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on General Plan Figure 4.13, Farmland in Jurupa Valley and the project will convert such land to non-agricultural use.

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

Screening Criteria: If the project is not located within the A-P (Light Agriculture with Poultry); A-2 (Heavy Agriculture); or A-D (Agriculture-Dairy) zone, it may be presumed to have a less than significant impact absent substantial evidence to the contrary.

If the project is not under a Williamson Act contract, it may be presumed to have a less than significant impact absent substantial evidence to the contrary.

Significance Threshold: The project is located within the A-P (Light Agriculture with Poultry); A-2 (Heavy Agriculture); or A-D (Agriculture-Dairy) zone and the project proposes a use inconsistent with the permitted or conditionally permitted uses in these zones; and/or the project is under an existing Williamson Act Contract pursuant to the California Land Conservation Act of 1965 and implemented by Riverside County Ordnance No, 509 and a Notice of Cancellation.

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))?

Significance Threshold: N/A. There is no land within Jurupa Valley that meets the criteria to be classified as "forest land" or "timberland."

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

Significance Threshold: N/A. There is no land within Jurupa Valley that meets the criteria to be classified as "forest land."

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?

Significance Criteria: The project is located on "Farmland of Local Importance" as shown on General Plan Figure 4.13, Farmland in Jurupa Valley(or by the Farmland Maps maintained by the California

Department of Conservation) **and** the project is inconsistent with General Plan Policy COS 4.2 Agricultural Land Conversion which states: "*Discourage the conversion of productive agricultural lands to urban uses unless the property owner can demonstrate overarching Community-wide benefits or need for conversion.*"

13.8 Air Quality

The following questions are based on Appendix G Environmental Checklist Form of the CEQA Guidelines and may have been modified to address specific conditions in Jurupa Valley and are intended to provide guidance to determine potential significance to 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:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Significance Threshold: The proposed project would 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 current South Coast Air Quality Management District's Air Quality Management Plan **and** the project would significantly exceed the growth assumptions used to prepare the current South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan Air Quality Management 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?

Significance Threshold: The project's air emissions exceed the applicable regional significance thresholds established by the South Coast Air Quality Management District.

NOTE: 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.

c) Expose sensitive receptors to substantial pollutant concentrations?

Significance Threshold:

- The project would exceed the SCAQMD 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;
- The project would create a Maximum Incremental Cancer Risk: of 10 in 1 million at the nearest sensitive receptor or off-site worker; or a Hazard Index (project increment) 1.0 or greater at the nearest sensitive receptor or off-site worker.
- The project emissions would contribute traffic volumes to an intersection in the vicinity of the project site which exceeds 100,000 vehicles per hour.

d) Create objectionable odors affecting a substantial number of people?

Screening Criteria: If the project is *not* any of the following, it may be presumed to have a less than significant impact absent substantial evidence to the contrary.

- Agricultural uses (livestock and farming)
- Wastewater treatment plants
- Food processing plants
- Chemical plants
- Composting operations
- Refineries
- Landfills
- Dairies
- Fiberglass molding facilities

Significance Threshold: 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.

13.9 Biological Resources

The following questions are based on Appendix G Environmental Checklist Form of the CEQA Guidelines and may have been modified to address specific conditions in Jurupa Valley and are intended to provide guidance to determine potential significance to Biological Resources.

Would the Project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Significance Threshold: The project results in a direct or indirect physical change in the environment which is caused by and immediately related to the project that has a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

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

Significance Threshold: The project results in a direct or an indirect physical change to 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 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?

Significance Threshold: The project results in a direct or an indirect physical change to state or federally protected wetlands.

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?

Significance Threshold: The project results in a direct or an indirect physical change to the movement of any native resident or migratory fish or wildlife species or to established native resident or migratory wildlife corridors, or impedes the use of native wildlife nursery sites or conflicts with the Migratory Bird Treaty Act.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Significance Threshold: The project is inconsistent with the following General Plan Policies:

- COS 1.2 -Protection of Significant Trees;
- COS 1.3 Other Significant Vegetation.
- 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?

Significance Threshold: The project is in conflict with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

13.10 Cultural Resources

The following questions are based on Appendix G Environmental Checklist Form of the CEQA Guidelines and may have been modified to address specific conditions in Jurupa Valley and are intended to provide guidance to determine potential significance to Cultural Resources.

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant § 15064.5?

Significance Threshold:

- The project causes a substantial adverse change or materially alters a resource as described in CEQA Guidelines §15064.5(b).
- The project causes a substantial adverse change or materially alters a resource as identified in General Plan Table 4.1: *Designated Historic Structures in Jurupa Valley* as amended from time to time.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Significance Threshold: The project causes a substantial adverse change or materially alters a "historic" or "unique" archaeological resource pursuant to CEQA Guidelines §15064.5(c).

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Significance Threshold: The project disturbs any human remains, including those interred outside of formal cemeteries.

13.11 Energy

The following questions are based on Appendix G Environmental Checklist Form of the State CEQA Guidelines and may have been modified to address specific conditions in Jurupa Valley and are intended to provide guidance to determine potential significance to Energy.

Would the project:

a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?

Significance Threshold: The project may have a significant impact if it:

- Does not meet state or federal energy standards.
- Causes wasteful, inefficient, or unnecessary consumption of energy during construction or operation.
- Results in an increase in demand for electricity or natural gas that exceeds available supply or distribution infrastructure capabilities that could result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- Does not utilize source reduction, recycling, and other appropriate measures to reduce the amount of solid waste disposed of in landfills.
- Does not include features that 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.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Significance Threshold: The project may have a significant impact if it:

- Does not meet the requirements of Title 24, Building Standards Code and California Green Building Standards (CALGreen) Code.
- Does not meet the following General Plan Policies (if applicable):
 - COS 5.1 Best Available Practices.
 - COS 5.5- Energy Efficiency and Green Building
 - COS 5.8- Reduce "Heat Island" Effect

13.12 Geology and Soils

The following questions are based on Appendix G Environmental Checklist Form of the CEQA Guidelines and may have been modified to address specific conditions in Jurupa Valley and are intended to provide guidance to determine potential significance to Geology and Soils.

Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i) 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.

Significance Threshold: The project is located within an Alquist-Priolo Earthquake Fault Zone as shown on General Plan Figure 8-4 – Mapped Fault Zones.

ii) Strong seismic ground shaking?

Significance Threshold: The project site is located within a seismic hazard area as identified by the State of California, Department of Conservation, Earthquake Zones and Required Investigations Map.

iii) Liquefaction?

Significance Threshold: The project is located within an area susceptible to liquefaction as shown on General Plan Figure 8-5- Liquefaction Susceptibility in Jurupa Valley or identified as being susceptible to liquefaction or based on a project specific geotechnical report.

iv) Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

Significance Threshold: The project is inconsistent with Municipal Code Chapter 6.05 - Storm Water/Urban Runoff Management and Discharge Controls.

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 off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Significance Threshold: The project is located with the following areas:

- General Plan Figure 8-6: Landslide Susceptibility in Jurupa Valley.
- General Plan Figure 8-5- Liquefaction Susceptibility in Jurupa Valley.
- An area susceptible to subsidence as identified in the Parcel Report available on the Riverside County Map My County website

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Significance Threshold: The project site is located on soil that has an EI Expansion Potential >91 according to the results of the laboratory testing performed in accordance with ASTM D 4829.

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?

Significance Threshold: The project's proposed septic tanks or alternative waste water disposal system do not meet the regulatory requirement of the Local Agency Management Program (LAMP) applicable to Jurupa Valley.

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

Significance Threshold: The project is identified as "HIGH SENSITIVITY (HIGH A) for paleontological resources in the Parcel Report available on the Riverside County Map My County website.

NOTE: Unique geologic features in this document are those that are unique to the field of geology. There are no unique geologic features identified in the General Plan.

13.13 Greenhouse Gas Emissions

The following questions are based on Appendix G Environmental Checklist Form of the CEQA Guidelines and may have been modified to address specific conditions in Jurupa Valley and are intended to provide guidance to determine potential significance to Greenhouse Gas Emissions.

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

Significance Threshold: The project exceeds the thresholds per General Plan Policy below:

AQ 9.5 GHG Thresholds. Utilize the SCAQMD Draft GHG thresholds to evaluate development proposals until the City adopts a Climate Action Plan (CAP).

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

Significance Threshold: The project is inconsistent with the following:

- The Climate Change Scoping Plan first approved by the California Air Resources Board (CARB) in 2008 and updated every 5 years.
- Western Riverside County Council of Governments Subregional Climate Action Plan (WRCOG Subregional CAP).

13.14 Hazards and Hazardous Materials

The following questions are based on Appendix G Environmental Checklist Form of the CEQA Guidelines and may have been modified to address specific conditions in Jurupa Valley and are intended to provide guidance to determine potential significance to Hazards and Hazardous Materials.

Would the Project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Significance Threshold: The project may have a significant impact if:

- The project handles a hazardous material or mixture containing a hazardous material that has a quantity at any one time during the reporting year equal to or greater than the amounts specified by Health and Safety Code §25507 et seq.
- 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?

Significance Threshold: The project may have a significant impact if:

- The project handles a hazardous material or mixture containing a hazardous material (see definitions above) that has a quantity at any one time during the reporting year equal to or greater than the amounts specified by Health and Safety Code §25507 et seq.
- The project handles or store hazardous materials in a quantity equal or greater to the amounts specified by Health and Safety Code §25507 *and* is located within designated 100- or 500-year flood zones.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Significance Threshold: The project site is located within ¼th mile of an existing public or private school *and* the project handles a hazardous material or mixture containing a hazardous material (see definitions above) that has a quantity at any one time during the reporting year equal to or greater than the amounts specified by Health and Safety Code §25507 et seq.

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?

Significance Threshold: The project is located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5.

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?

Significance Threshold: The project is located within a compatibility zone of the Flabob Airport, Riverside Municipal Airport and does not meet the *Compatibility Criteria for Land Use Actions* identified in the applicable Airport Land Use Compatibility Plan for the airport.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Significance Threshold: The project may have a significant impact if:

- The project is inconsistent with the City of Jurupa Valley Local Hazard Mitigation Plan and the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan.
- Any required street improvements do not meet General Plan and/or City standards.
- The project has less than two (2) routes for emergency egress and regress (unless otherwise allowed by the Fire Department).

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Significance Threshold: The project is located within a "High" fire hazard zone per General Plan Figure 8-11: Wildfire Severity Zones in Jurupa Valley.

13.15 Hydrology and Water Quality

The following questions are based on Appendix G Environmental Checklist Form of the CEQA Guidelines and may have been modified to address specific conditions in Jurupa Valley and are intended to provide guidance to determine potential significance to Hydrology and Water Quality.

Would the Project:

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

Significance Threshold: The project is inconsistent with Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls.

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

Significance Threshold: The project would conflict with an applicable Ground Water Management program as identified in the applicable Urban Water Management Plan.

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 which would:

i) Result in substantial erosion or siltation on- or off-site;

Significance Threshold: The project is inconsistent with Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Significance Threshold: The project's drainage system is not designed to manage runoff from 10 and 100 year storm events.

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

Significance Threshold: The project is inconsistent with the County of Riverside Master Drainage Plan or Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls.

iv) Impede or redirect flood flows?

Significance Threshold: The project would impede or redirect flood flows in a manner that adversely impact upstream of downstream properties.

d) In a flood hazard zone, risk release of pollutants due to project inundation?

Significance Threshold: The project is located in a 100 year flood hazard zone and inconsistent with Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls.

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

Significance Threshold: The project is inconsistent with Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls or Santa Ana Region Basin Plan.

13.16 Land Use and Planning

The following questions are based on Appendix G Environmental Checklist Form of the CEQA Guidelines and may have been modified to address specific conditions in Jurupa Valley and are intended to provide guidance to determine potential significance to Land Use and Planning.

Would the Project:

a) Physically divide an established community?

Significance Threshold: The project involves the construction of a new a new freeway, highway, or roadway or proposes the construction of any physical feature that would serve to impede the connectivity between parts of a cohesive neighborhood or 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?

Significance Threshold: The project's conflict with any land use plan is related to an environmental issue under CEQA and the project's conflict results in an adverse environmental impact. The applicable plans include, but are not limited to:

- Jurupa Valley General Plan
- South Coast Air Quality Management District Air Quality Management Plan
- Western Riverside County MSHCP
- Santa Ana Region Basin Plan
- Airport Land Use Compatibility Plan for either Flabob Airport or Riverside Municipal Airport.

13.17 Mineral Resources

The following questions are based on Appendix G Environmental Checklist Form of the CEQA Guidelines and may have been modified to address specific conditions in Jurupa Valley and are intended to provide guidance to determine potential significance to Mineral Resources.

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?

Significance Threshold: The project is located within Mineral Resource Zone (MRZ) MRZ-1 or MRZ-2 as shown on General Plan Figure 4-16-*Jurupa Valley Mineral Resources*.

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?

Significance Threshold: The project site is located on land designated as Open Space, Mineral Resources (OS-MIN) by the General Plan.

13.18 Noise

The following questions are based on Appendix G Environmental Checklist Form of the CEQA Guidelines and may have been modified to address specific conditions in Jurupa Valley and are intended to provide guidance to determine potential significance to Noise.

Would the project:

a) Result in the 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?

Significance Thresholds: The project may have a significant impact if it:

Construction:

1) The project is inconsistent with General Plan Policy NE 3.5: <u>Construction Noise</u>. Limit commercial construction activities adjacent to or within 200 feet of residential uses to weekdays, between 7:00 a.m. and 6:00 p.m., and limit high-noise-generating construction activities (e.g., grading, demolition, pile driving) near sensitive receptors to weekdays between 9:00 a.m. and 3:00 p.m.

Operational Noise (Stationary):

The project may have a significant impact if it:

2) The project is inconsistent with General Plan Policy NE 1.3 <u>New or Modified Stationary Noise Sources</u>. 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 General Plan *Figure 7-3*. This policy does not apply to noise levels associated with agricultural operations existing in 2017. If the existing ambient noise levels in the project vicinity (as described in a noise study approved by the City), exceed the noise levels in General Plan *Figure 7-3*, the impact is significant and requires mitigation,

Operational Noise (Transportation):

3) A project may have a significant impact if traffic generated by the project would result in a noticeable increase in roadway noise in areas where exterior noise is already in excess of City standards. A noticeable increase in roadway noise would occur in traffic noise increased by 3 dBA or more.

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

Significance Threshold: The project may have a significant impact if it:

- Creates construction or operational vibration in excess of 0.20 PPV inch/second adjacent to or within one-quarter mile of sensitive receptors.
- 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?

Significance Threshold: The project may have a significant impact if it generates aircraft noise that exposes people residing or working in the vicinity of a private airstrip or within the Flabob Airport or Riverside Municipal Airport Land Use Compatibility Plan to noise levels in excess of the noise standards of said plans.

13.19 Population and Housing

The following questions are based on Appendix G Environmental Checklist Form of the CEQA Guidelines and may have been modified to address specific conditions in Jurupa Valley and are intended to provide guidance to determine potential significance to Population and Housing.

Would the project:

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)?

Significance Threshold: The project is in an area that is currently undeveloped or unserved by major infrastructure, and the project would introduce unplanned infrastructure that was not previously evaluated in the adopted General Plan.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Significance Threshold: The project site contains residential housing which will not be replaced with new residential housing on-site.

13.20 Public Services

The following questions are based on Appendix G Environmental Checklist Form of the CEQA Guidelines and may have been modified to address specific conditions in Jurupa Valley and are intended to provide guidance to determine potential significance to Public Services.

Would the project:

- 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 following public services:
 - i) Fire?

Significance Threshold: The project substantially affects Fire-Rescue response times (i.e., increase the existing response times in the project area) to the degree that new or altered fire facilities are required

to meet the response times as listed in the County Fire Protection Master Plan or similar performance standard document adopted by the Riverside County Fire Department.

ii) Sheriff?

Significance Threshold: The project cannot be served by existing Sheriff Department resources and new or altered sheriff facilities are required to serve the project.

iii) Schools?

Significance Threshold: As required by §65995 of the Government Code, a project is required to pay any applicable school district fee following protocol for impact fee collection required by that district. The payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services.

iv) Parks?

Significance Threshold: The project will result in creating park deficiencies in the area resulting in the need for new or altered park facilities that are not off-set by the payment of development impact fees or the dedication of parkland.

v) Other Public Facilities?

Significance Threshold: The project will result in creating deficiencies to other public facilities the area that are not off-set by the payment of development impact fees.

13.21 Recreation

The following questions are based on Appendix G Environmental Checklist Form of the CEQA Guidelines and may have been modified to address specific conditions in Jurupa Valley and are intended to provide guidance to determine potential significance to Recreation.

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?

Significance Threshold: The project proposes a General Plan Amendment which could result in an increase in population over that projected in the adopted General Plan and the project will result in an increase in the 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?

Screening Criteria: If the project is a non-residential project and does not include on-site or off-site recreational facilities it may be presumed to have a less than significant impact absent substantial evidence to the contrary.

Significance Threshold: If a project includes recreational facilities or requires the construction or expansion of recreational facilities, significant impacts may occur if any of the Significance Thresholds identified in these Guidelines are exceeded.

13.22 Transportation

The following questions are based on Appendix G Environmental Checklist Form of the CEQA Guidelines and may have been modified to address specific conditions in Jurupa Valley and are intended to provide guidance to determine potential significance to Transportation.

Would the project?

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?

Significance Threshold: A project that is inconsistent with the General Plan Mobility Element policies pertaining to the roadway network, pedestrian and bicycle facilities, equestrian and multi-purpose trails network, and public transit may have a significant impact.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) [Vehicle Miles Traveled]?

Screening Criteria: Projects that cannot be screened out through the steps outlined in the City of Jurupa Valley Traffic Impact Guidelines as specified in the CEQA Assessment - VMT Analysis section, will require additional analysis in order to determine if a project exceeds the following thresholds of significance:

Significance Threshold:

1. Project VMT Impacts:

A project would result in a significant project-generated VMT impact if the project-generated VMT exceeds the City's average VMT per service population (population plus employment). The City's average VMT per service population shall be the metric that is in effect at the time the Notice of Preparation is published, or if no Notice of Preparation is required, at the time the environmental analysis is commenced.

2. Cumulative VMT Impacts:

A project would result in a significant project-generated VMT impact if the project-generated cumulative VMT per service population exceeds the City's baseline VMT per service population for Horizon Year 2040.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Significance Criteria: A project that is inconsistent with the Improvement Standard Drawings for Road Standards maintained by the Public Works Department, may have a significant impact.

d) Result in inadequate emergency access?

Significance Threshold: The project may have a significant impact if:

- 1. The project blocks roadways that provide emergency vehicle access during construction; or
- 2. The project does not provide adequate ingress and egress for emergency vehicles from adjacent roadways during operation.

13.23 Tribal Cultural Resources

The following questions are based on Appendix G Environmental Checklist Form of the CEQA Guidelines and may have been modified to address specific conditions in Jurupa Valley and are intended to provide guidance to determine potential significance to Tribal Cultural Resources.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place,

cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or

ii) 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.

Significance Threshold: The project causes a substantial adverse change or materially alters sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

- 1. Included or determined to be eligible for inclusion in the California Register of Historical Resources.
- 2. Included in a local register of historical resources as defined in subdivision (k) of §5020.1.
- 3. A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in §21084.1, a unique archaeological resource as defined in subdivision (g) of §21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of §21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

13.24 Utilities and Service Systems

The following questions are based on Appendix G Environmental Checklist Form of the CEQA Guidelines and may have been modified to address specific conditions in Jurupa Valley and are intended to provide guidance to determine potential significance to Utilities and Service Systems.

Would the project:

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?

Significance Threshold: A significant impact may occur if the if the installation of water and sewer lines impacts land (either disturbed or undisturbed) to a degree that impacts cannot be mitigated to less than significant levels.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Significance Criteria: A significant impact may occur if the project results in the water purveyor (e.g. Jurupa Community Services District, Rubidoux Community Services District, Santa Ana Water Company) not being able to supply sufficient water for the project during normal, single-dry, and multiple-dry years over the next 25 years as described in their respective Urban Water Management Plans.

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?

Significance Threshold: A significant impact may occur if the project results in the City of Riverside Water Quality Control Plant (RWQCP), which provides wastewater treatment services to the Jurupa Community Services District and the Rubidoux Community Services District, to exceed its capacity for wastewater treatment.

d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?

Significance Threshold: A project may have a significant impact if it does not participate in programs intended to meet waste diversion requirements of the General Plan as stated below:

- CSSF 2.67 <u>Waste Diversion</u>. Achieve at least the minimum construction and demolition waste diversion requirement of 75%.
- State legislation (AB 341) mandates businesses and public entities generating four (4) cubic yards or more of waste per week and multifamily residential dwellings with five (5) units or more to recycle.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Significance Threshold: A project may have a significant impact if it does not participate in individual programs (i.e. solid waste pickup, recycling) identified the Countywide Integrated Waste Management Plan (CIWMP) which was prepared in accordance with the California Integrated Waste Management Act of 1989, Chapter 1095 (AB 939).

13.25 Wildfire

The following questions are based on Appendix G Environmental Checklist Form of the CEQA Guidelines and may have been modified to address specific conditions in Jurupa Valley and are intended to provide guidance to determine potential significance to Wildfire.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Screening Criteria: If the project site is **not** located in or near state responsibility area as shown on the State Responsibility Area Viewer maintained by the Board of Forestry and Fire Protection or within a High Fire Hazard Severity Zone as shown in General Plan Figure 8-11: *Wildfire Severity Zones in Jurupa Valley,* it may be presumed to have a less than significant impact absent substantial evidence to the contrary.

Significance Criteria: If the project is site located in or near state responsibility area as shown on the State Responsibility Area Viewer maintained by the Board of Forestry and Fire Protection or located within a High Fire hazard severity zone as shown in General Plan Figure 8-11: *Wildfire Severity Zones in Jurupa Valley*, impacts may be significant if it:.

- a) 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?

13.26 Mandatory Findings of Significance

For purposes of determining if a Negative Declaration or Mitigated Negative Declaration is the appropriate CEQA documentation for a project, a potential impact must be considered significant if the City determines that any of the mandatory findings of significance Thresholds are exceeded.

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, reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory?

Significance Threshold: If the Plans, Policies, or Programs (PPPs), Project Design Features (PDFs), or Mitigation Measures identified in the Initial Study prepared for the project do not reduce *potentially* significant impacts to a less than significant level, impact are considered to be significant.

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)?

Significance Threshold: If the Plans, Policies, or Programs (PPPs), Project Design Features (PDFs), or Mitigation Measures identified in the Initial Study prepared for the project do not reduce *potentially* significant cumulative impacts to a less than significant level, impact are considered to be significant.

c) Does the project have environmental effects of a project which would cause substantial adverse effects on human beings, either directly or indirectly?

Significance Threshold: If the Plans, Policies, or Programs (PPPs), Project Design Features (PDFs), or Mitigation Measures identified in the Initial Study prepared for the project do not reduce potentially significant impacts related 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, Utility and Service Systems, and Wildfire to a less than significant level, impact are considered to be significant

City of Jurupa Valley

RETURN TO AGENDA

STAFF REPORT

- DATE: MAY 13, 2020
- TO: CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION

FROM: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR

BY: ANNETTE TAM CHYAN, PRINCIPAL PLANNER

SUBJECT: AGENDA ITEM NO. 7.1

REVIEW OF RIGHT-OF-WAY IMPROVEMENT PLANS PROPOSED TO COMPLY WITH CERTAIN CONDITIONS OF APPROVAL FOR THE PARADISE KNOLLS RESIDENTIAL COMMUNITY (MA14115) LOCATED ALONG LIMONITE AVENUE AND DOWNEY STREET.

LOCATION: LOCATED ON THE SOUTH SIDE OF LIMONITE AVENUE, WESTERLY OF DOWNEY STREET AND NORTHERLY OF THE SANTA ANA RIVER, JURUPA VALLEY, CA (APNS: 162-230-001, 002, 003, 005, 006; 162-240-005;AND 162-220-011, 013);

APPLICANT: PARADISE JURUPA GRP

RECOMMENDATION

Review the proposed Right-of-Way improvement plans as required by certain Conditions of Approval adopted for the Paradise Knolls Specific Plan and tentative tract map, and determine the plans are consistent with the City's intent for street tree preservation, parkways, landscaping, trails, sidewalks, curbing and aesthetics at the projects edges along Limonite Avenue and Downey Street.

BACKGROUND

In May 2016, the City Council approved MA14115 Paradise Knolls Specific Plan project located at the former Paradise Knolls Golf Club at 9330 Limonite Avenue. Exhibit A presents the project location.

Paradise Knolls Specific Plan. The Specific Plan allows for the construction of 650 residential dwellings, 2.2 acres of commercially zoned land and 18.2 acres of open space/greenways. In addition, Paradise Knolls will include equestrian amenities with over 7,000 lineal feet of trails, a boarding stable and an extensive network of walkways and bike paths.

The Specific Plan includes 5 different residential neighborhoods that will be created through the recordation of subdivision maps. Each neighborhood will contain varied housing types and densities. Recently, an application was submitted for the subdivision recordation of the first neighborhood (Planning Area 1). Tract Map 36823 is the first of the 5 neighborhoods (Planning Area 1) and will allow the creation of 107 lots for the future development of 107 single-family homes on lots ranging in size between 6,000 and 10,658 square feet.

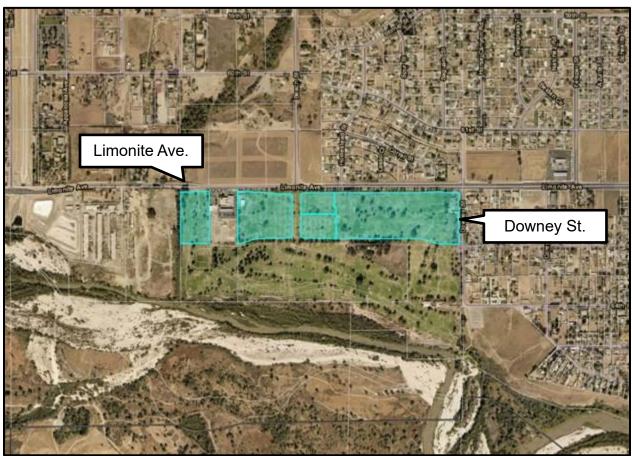


EXHIBIT A. PROJECT LOCATION - 9330 LIMONITE AVENUE

Relevant Conditions of Approval. During the public hearings and public participation process, the Planning Commission expressed substantial concerns with the design of the parkway and tree preservation. In order to address these concerns, the City Council adopted the following conditions, which must be satisfied prior to recording the tract map and proceeding with the project:

ARBORIST'S REPORT. Prior to recordation of any final tract map, an Arborists Report shall be submitted and approved by the Planning Director. The Report shall evaluate the health of each existing tree located on site. The Report shall establish an inventory of each tree and its health status and will include recommendations for replacement trees (size and species). The intent of this condition is to require the establishment of new tree maturity prior to removal of unhealthy trees so the visual character of the Paradise Knolls Specific Plan community is preserved in perpetuity. *(SP Condition No. 9; TTM36823 & NOP1601 Condition No. 11b)*

TREE PRESERVATION - LIMONITE AVENUE R-O-W AND OPEN SPACE/GREENWAY OVERLAY. All trees located within the existing and proposed Limonite Avenue Right-of-Way and the "Open Space/Greenway Overlay" area as illustrated on Figure 1-1 of the Specific Plan, shall be preserved and maintained, unless the trees are deemed unhealthy by the Arborist's Report with concurrence by the Planning Director. No trees within these two locations shall be removed unless replacement trees have been planted and deemed to have matured to a level satisfactory to the City's Landscape Architect and the Planning Director. Trees located within the street improvement right-of-ways for Beach Street, "A" Street and other local streets may be removed. *(SP Condition No. 10; TTM36823 & NOP1601 Condition No. 12b)*

RIGHT-OF-WAY PARKWAY IMPROVEMENT PLANS. Prior to final map recordation for any subsequent tracts for Planning Areas 1, 2, 3, and/or 4, Right-of-Way Parkway Improvement Plans (the area between the curb and the right-of-way shall be subject to approval by the City Planning Commission. These Plans shall specify all parkway improvements including trail design, landscaping, fencing and any other amenities deemed appropriate for the property adjacent to Limonite Avenue and Downey Street. (SP Condition No. 11; TTM36823 & NOP1601 Condition No. 7b)

ANALYSIS

Limonite & Downey Parkway Improvement Plan Review Requirement

Tree Preservation.

Currently, the street trees along the project frontage on Limonite Avenue create a beautiful streetscape and provide a visual amenity to the community. The intent of these conditions is to preserve the visual amenity and cause a gradual change in the streetscape and visual amenity. The Tree Preservation condition requires new trees to be planted and matured <u>prior</u> to removing any trees that are deemed unhealthy. Although some of these mature trees are deemed unhealthy, these mature trees are fully grown with large green canopies.

One of the issues addressed during staff and Commission review of the project was the impact of urbanizing an existing open space area surrounded by equestrian oriented neighborhoods. One of several measures studied was the preservation of the mature trees along the south side of Limonite, together with a modified street standard that maintains Limonite as four lanes (instead of six lanes) and providing for an extra wide parkway for the trees and other amenities.

During these studies, the applicant's arborist submitted a report indicating that many of the existing trees were in poor health and were expected to die out over the next decade. The report also indicated that the modified street plan would not by itself endanger the trees. These trees constitute a visual amenity that contribute to the semi-rural character of the area. The Commission directed that the trees be preserved until such time as they reach end of life, which was understood to occur over about a ten year period.

These conditions, taken together, establish a process of gradual tree replacement along the edge of Limonite over the next 5 - 10 years. They require new trees to be planted among the existing trees that will be of a size to reach maturity when the existing trees must be removed as they die out.

<u>Parkway Design.</u> The conditions also provide for the extra wide parkway to include a meandering multi-purpose paved trail, additional trees and landscaping and decorative walls to enhance the streetscape and minimize the loss of visual aesthetics along Limonite. The conditions also call for a special treatment for Downey Street designed to maintain the rural, equestrian character of the area.

<u>Commission Review of the Parkway Plans</u>. Although the general design concepts for both streets are contained in the Specific Plan, the Commission recommenced and the Council adopted a condition requiring the final design for the edge treatment on these two streets to be reviewed by the Commission before the tract map is recorded. That review is the subject of this agenda item.

Parkway Plans Satisfy the Conditions of Approval

In order to satisfy the above conditions, the issue of tree preservation must be addressed.

- An updated arborist report (attached) must be submitted and approved by the Planning Director that provides information that can be used to determine the size of replacement trees.
- The Planning Director and City consulting landscape architect must concur on the size of replacement trees such that they will be at maturity when the existing tree is removed.
- The Parkway and corresponding landscape plans must reflect the above two determinations.

The applicant has submitted the attached (1) Right-of-Way Parkway Improvement Plans for both Limonite Avenue and Downey Street and (2) Arborist's Report in order to satisfy these conditions of approval. The Planning Director has approved the updated Arborist Report and has reached concurrence with the City consulting landscape architect regarding the size of replacement trees.

Applicant's Proposed Tree Replacement Program

The project developer has completed the street and parkway improvement plans for Downey and Limonite. The plan proposes to remove existing trees during construction of the street and parkway improvements as necessary for the construction process. Final engineering design that takes topography into consideration may require some existing trees to be removed. Trees removed during construction are proposed to be replaced with California Sycamore trees. The Planning Director and consulting landscape architect have required replacement trees to meet the following requirements:

- If removed during construction, with the concurrence of the Planning Director, an existing tree must be replaced with a California Sycamore (*Platinus Racemosa*) that is a minimum of 40 feet in height from the top of the box to the top of the tree and the minimum tree trunk diameter at diameter breast height or DBH (4'-6") above the soil level is a minimum of 12 inches.
- If an existing tree is to be removed upon its end of life cycle in the future, a replacement tree must be planted during construction of street and parkway improvements with a California Sycamore (*Platinus Racemosa*) that is a minimum of 20 feet in height from the top of the box to the top of the tree and the minimum tree trunk diameter at DBH (4'-6") above soil level is a minimum of 8 inches.
- The applicant may submit a request to the Planning Director for an alternate tree species prior to completion of the parkway improvements, and such submittal shall be subject to the same review and approval process, including an updated arborist report and a determination by the Planning Director and consulting landscape architect regarding replacement tree size.

The attached Right-of-Way Parkway Improvements plans were submitted with the intention to satisfy the "Right-Of-Way Parkway Improvement Plans. Both plans specify the proposed parkway improvements of the condition.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Staff has determined that the project qualifies for the "Common Sense" Exemption per California Environmental Quality Act (CEQA) Guidelines Section 15061 (b) (3).

CONCLUSION

Staff has determined that the proposed parkway improvement plans and tree preservation / replacement program are in conformance with the conditions of approval and recommend that the Commission concur with this determination.

Prepared by:

Submitted by:

Jerul

Thomas G. Merrell, AICP Planning Director

Annette Tam Chyan Principal Planner

Reviewed by:

//s// Serita Young

Serita Young Deputy City Attorney

ATTACHMENTS

- 1. Memorandum prepared by RHA (City Landscape Architect) dated 5/5/20
- 2. Applicant's Narrative for the Parkway Improvements
- 3. Right-of-Way Improvement Plans for Limonite Avenue & Downey Street dated 5/7/20
- 4. Arborist's Report dated 5/7/20



May 6, 2020

Arborist Report Review Comments

Paradise Knolls Specific Plan- Arborist Report -MA14115

A review arborist report prepared in May, 5 2020 by Jeffrey Trojanowski was completed.

Our comment from the report is as follows:

1. If existing trees are removed, the required replacement tree is to be a mature tree that is a minimum of forty (40) feet tall from the top of the box to the top of the tree and the minimum tree trunk diameter at DBH (4'-6") above the soil level is to be a minimum of 12 inches.

Paradise Knolls Narrative:

The City of Jurupa Valley Planning Director, Tom Merrell has approved the Applicant's Arborist Report dated 05-07-2020 which identified and catalogued 74 existing trees along Limonite from the Paradise Knolls Property western boundary at the Pyrite Channel to the property's eastern boundary at Downey street.

Of these 74 existing trees, 26 are Cyprus trees that the Planning Director and the City's Landscape Architect have determined do not fit the criteria for the ornamental landscape palette for this area of Limonite. They will be removed when Limonite street improvements are constructed thus leaving 48 existing trees.

Based on the Project's Conditions of Approval relating to the Limonite R-O-W Landscaping Plans outlined below, City staff has determined that the intent of these conditions of approval are met by implementing the following guidelines regarding the remaining 48 existing trees:

- If removed during construction, with the concurrence of the Planning Director, an existing tree must be replaced with a California Sycamore (*Platinus Racimosa*) that is a minimum of 40 feet in height and a trunk diameter not less than 12 inches.
- If an existing tree is to be removed upon its end of life cycle in the future, a replacement tree must be planted during construction of street and parkway improvements with a California Sycamore (*Platinus Racimosa*) that is a minimum of 20 feet in height and a trunk diameter not less than 8 inches.

The Applicant has agreed to these guidelines.

Additionally, the submitted plans include the additional amenities that currently Do Not exist along Limonite:

- On Limonite, from Beach St. to Downey St. 3,088 shrubs (2,537 1 gallon, and 551 5 gallon) is being installed.
- On Limonite, from Beach St. to Downey St, approximately 1,830 linear feet of path is being installed.

The Paradise Knolls Parkway Limonite Avenue R-O-W Improvement Plans were prepared to implement the intention of the following Project Conditions of Approval:

SPECIFIC PLAN CONDITIONS - PLANNING

9. ARBORIST'S REPORT. Prior to the recordation of any final tract map, an Arborists Report shall be submitted and approved by the Planning Director. The Report shall evaluate the health of each existing tree located on site. The Report shall establish an inventory of each tree and its health status and will include recommendations for replacement trees (size and species). The intent of this condition is to require the establishment of new tree maturity prior to removal of unhealthy trees so the visual character of the Paradise Knolls Specific Plan community is preserved in perpetuity.

10. TREE PRESERVATION - LIMONITE AVENUE R-O-W AND OPEN SPACE/GREENWAY OVERLAY. All trees located within the existing and proposed Limonite Avenue Right-of-Way and the "Open Space/Greenway Overlay" area as illustrated on Figure 1-1 of the Specific Plan, shall be preserved and maintained, unless the trees are deemed unhealthy by the Arborist's Report with concurrence by the Planning Director. No trees within these two locations shall be removed unless replacement trees have been planted and deemed to have matured to a level satisfactory to the City's Landscape Architect and the Planning Director. Trees located within the street improvement right-of-ways for Beach Street, "A" Street and other local streets may be removed.

11. RIGHT-OF-WAY PARKWAY IMPROVEMENT PLANS. Prior to the final map recordation for any subsequent tracts for Planning Areas 1, 2, 3 and/or 4, Right-of-Way Parkway Improvement Plans (the area between the curb and the right-of-way shall be subject to the approval by the City Planning Commission. These Plans shall specify all parkway improvements including trail design, landscaping, fencing and any other amenities deemed appropriate for the property adjacent to Limonite Avenue and Downey Street.

PLANNING DEPARTMENT TTM 36823 AND NOP 1601

CONDITIONS

7b. RIGHT-OF-WAY PARKWAY IMPROVEMENTS. Prior to the final map recordation, a Right-of-Way Parkway Improvement Plan (the area between the curb and the right-of-way) shall be subject to the approval by the City Planning Commission. This Plan shall specify all parkway improvements including trail design, landscaping, fencing and any other amenities deemed appropriate for the property adjacent to Limonite Avenue and Downey Street.

11b. ARBORIST'S REPORT. Prior to the recordation of any final tract map, an Arborist's Report shall be submitted and approved by the Planning Director. The Report shall evaluate the health of each existing tree located on site. The Report shall establish an inventory of each tree and its health status. It shall also include recommendations for replacement trees (size and species). The intent of this condition is to require the establishment of new tree maturity prior to removal of unhealthy trees so the visual character of the Paradise Knolls Specific Plan community is preserved in perpetuity.

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The Applicant's Arborist Report and proposed plan meets these Conditions of Approval.

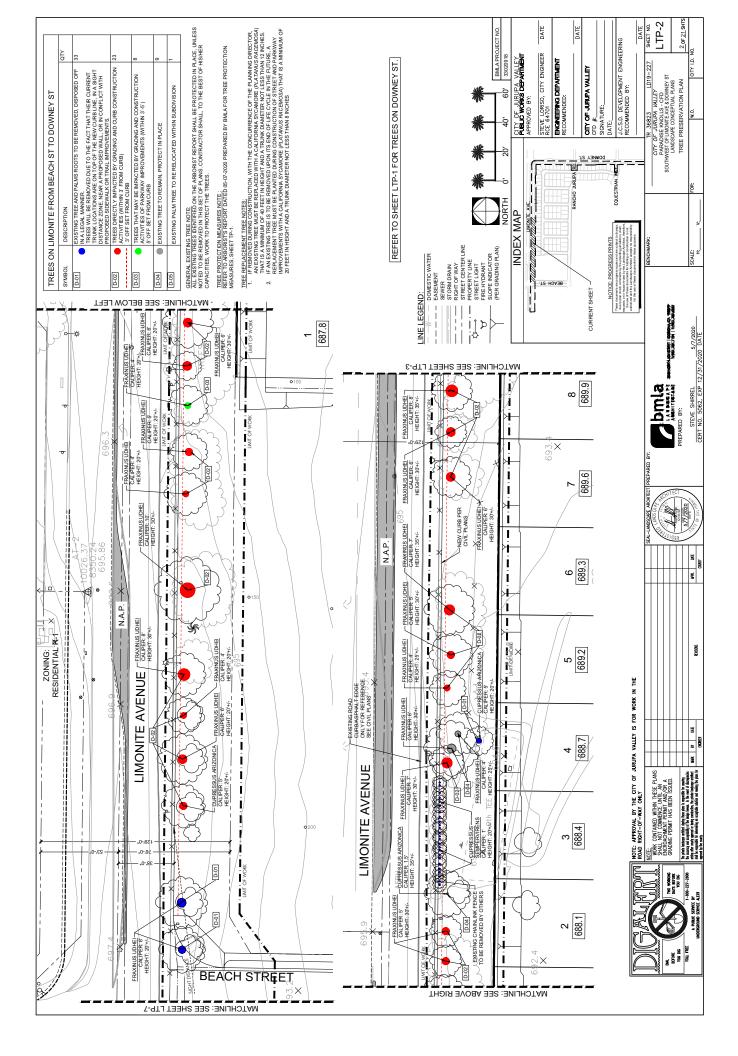
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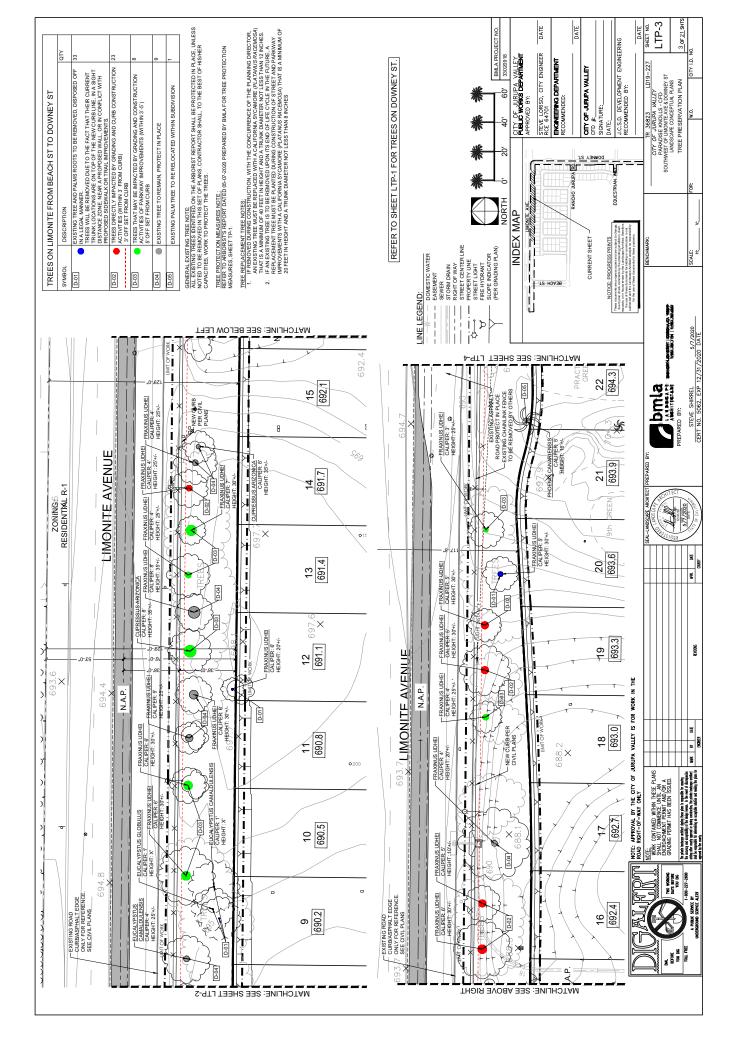
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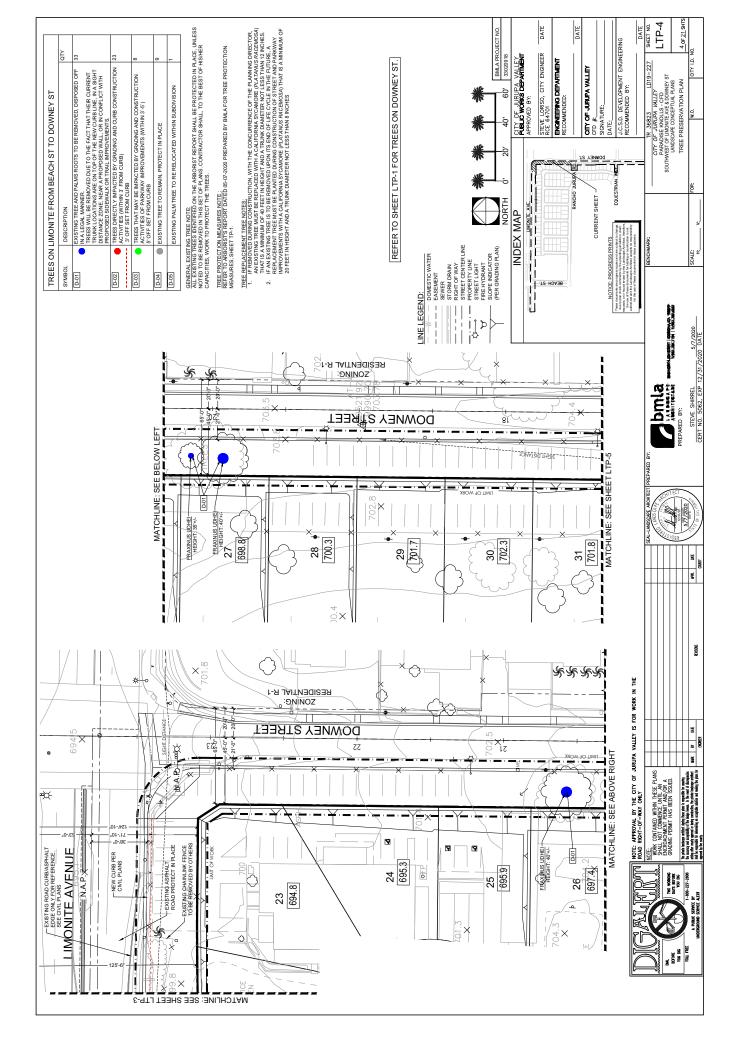
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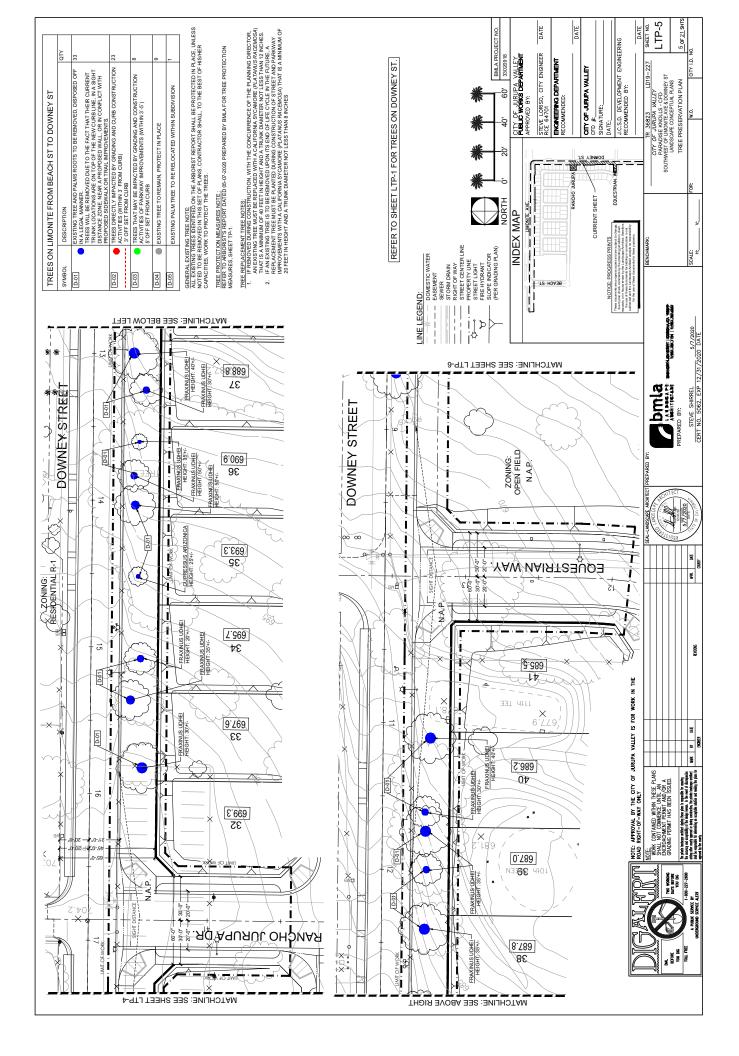
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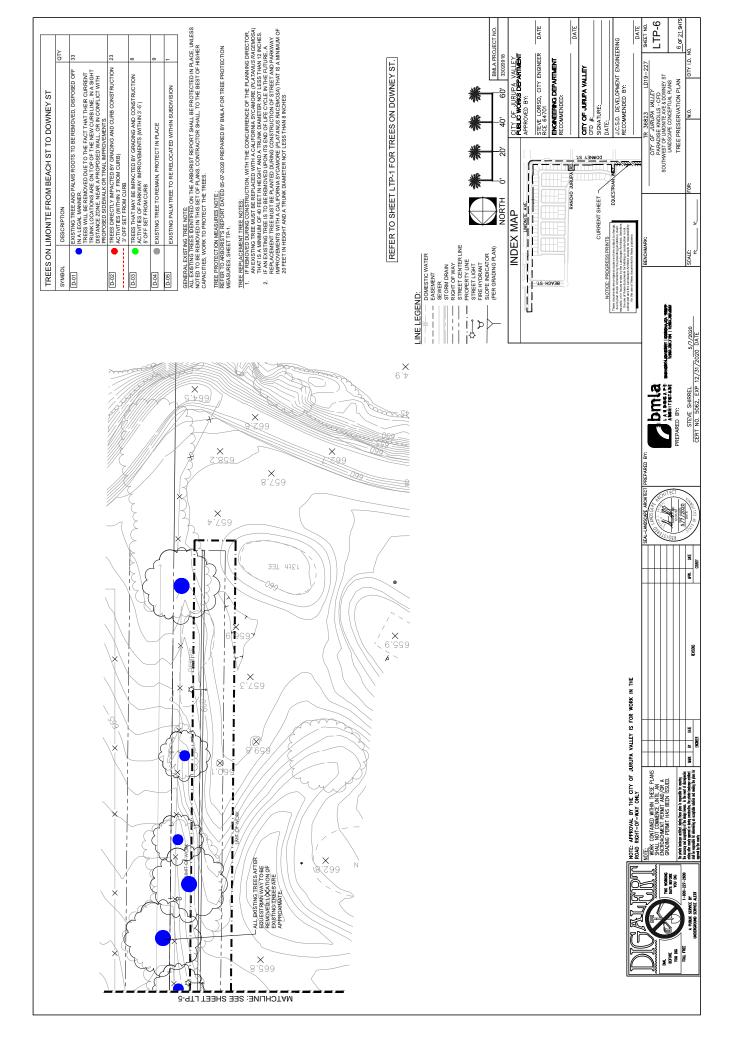
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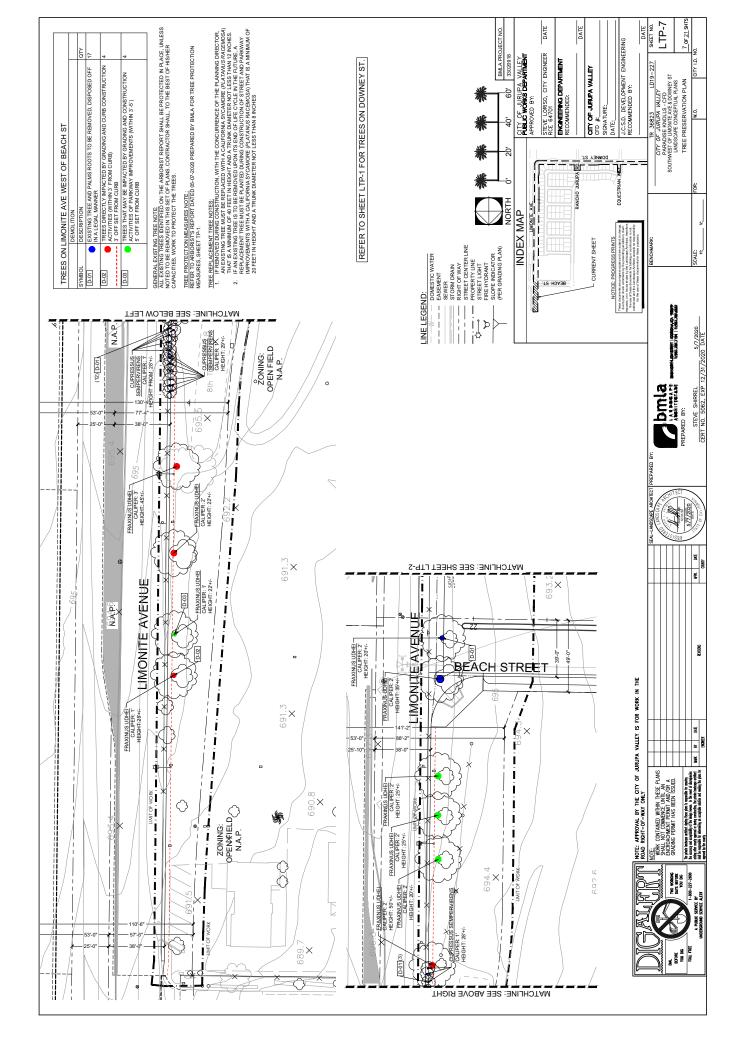




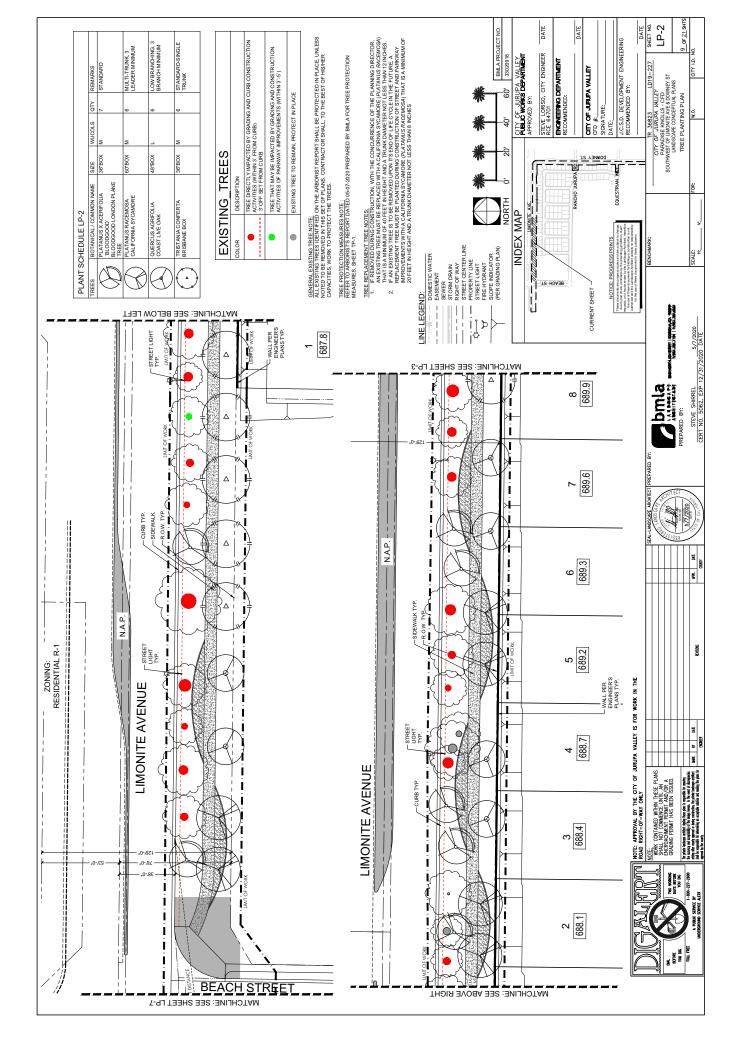


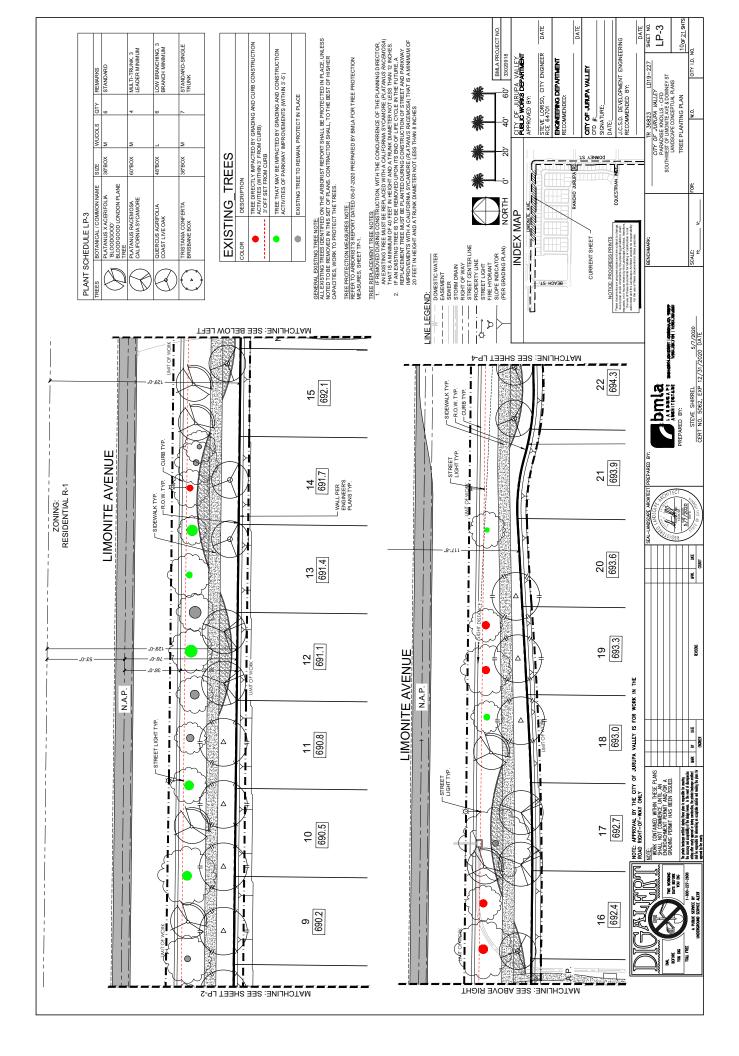


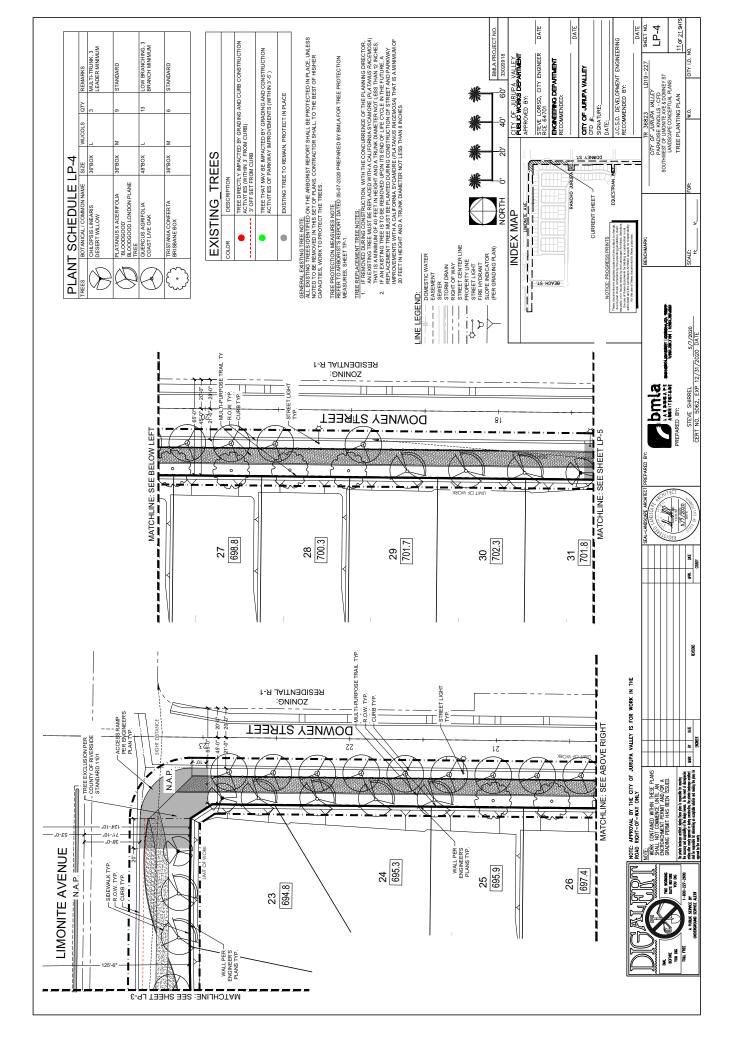


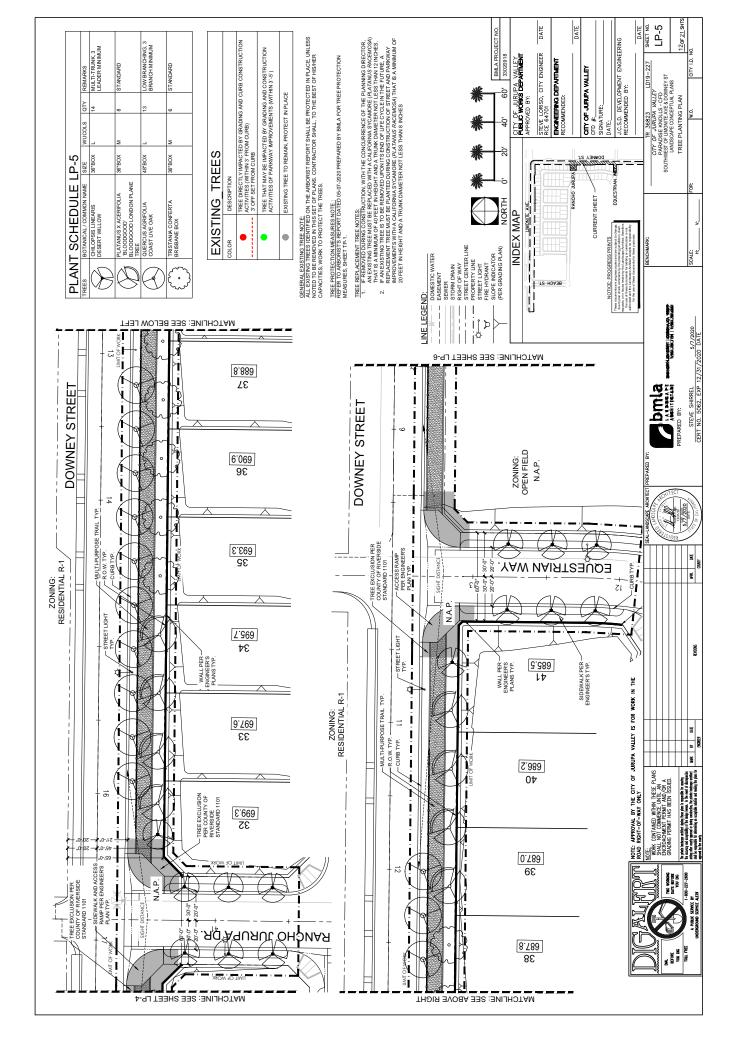


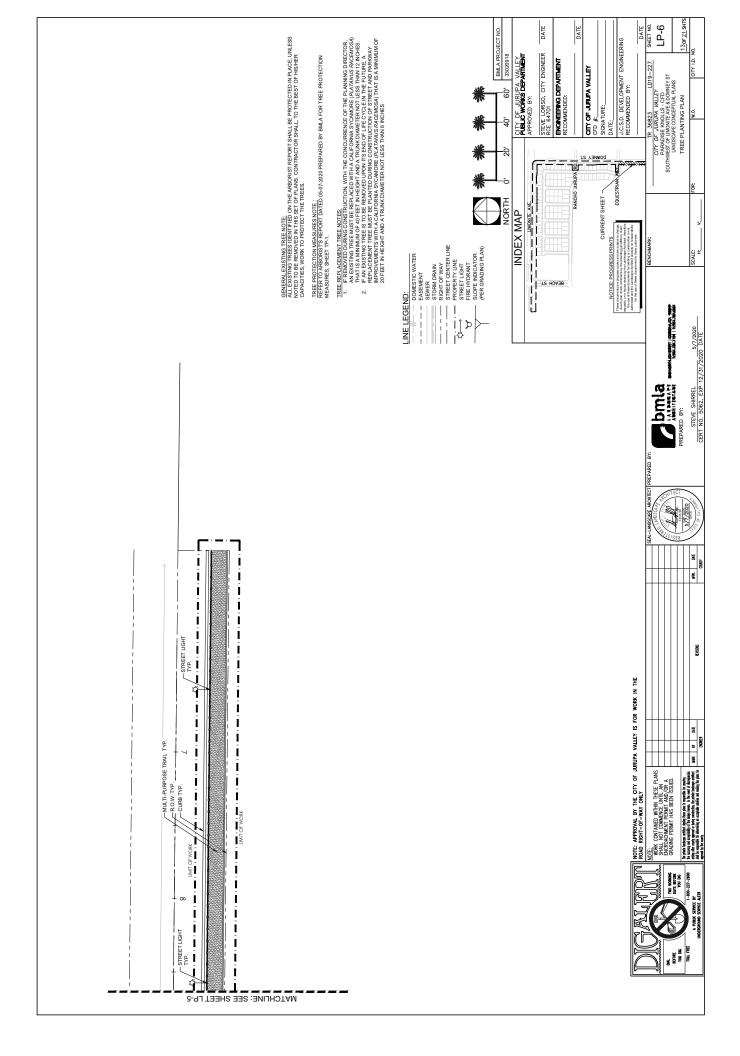
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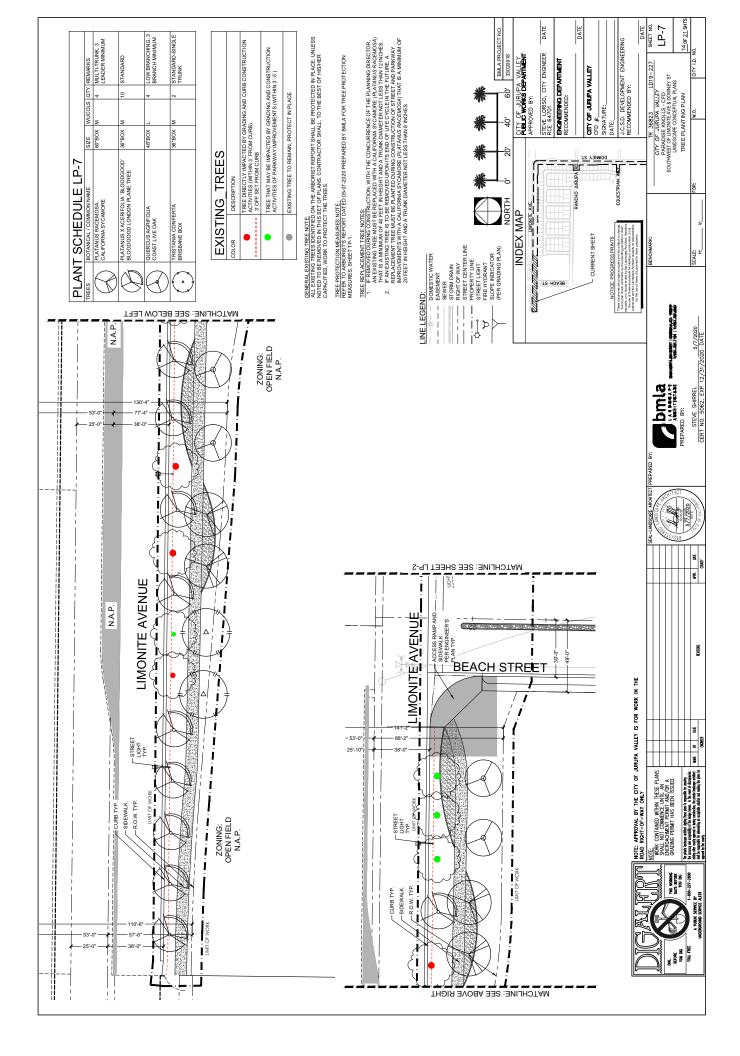












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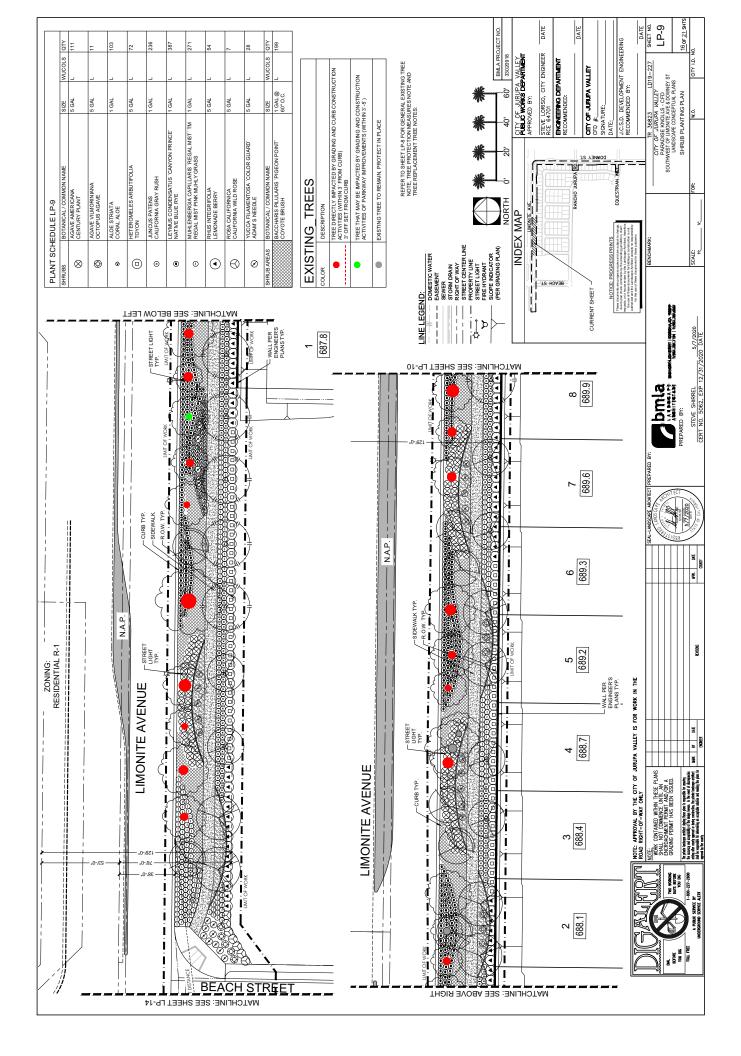
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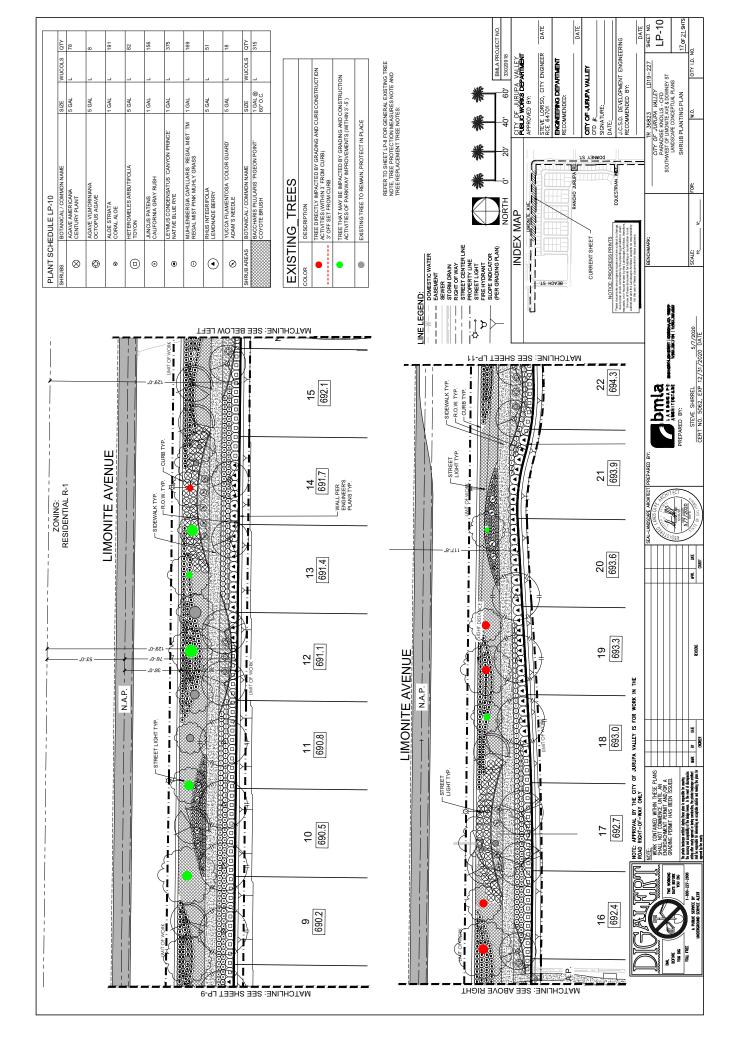
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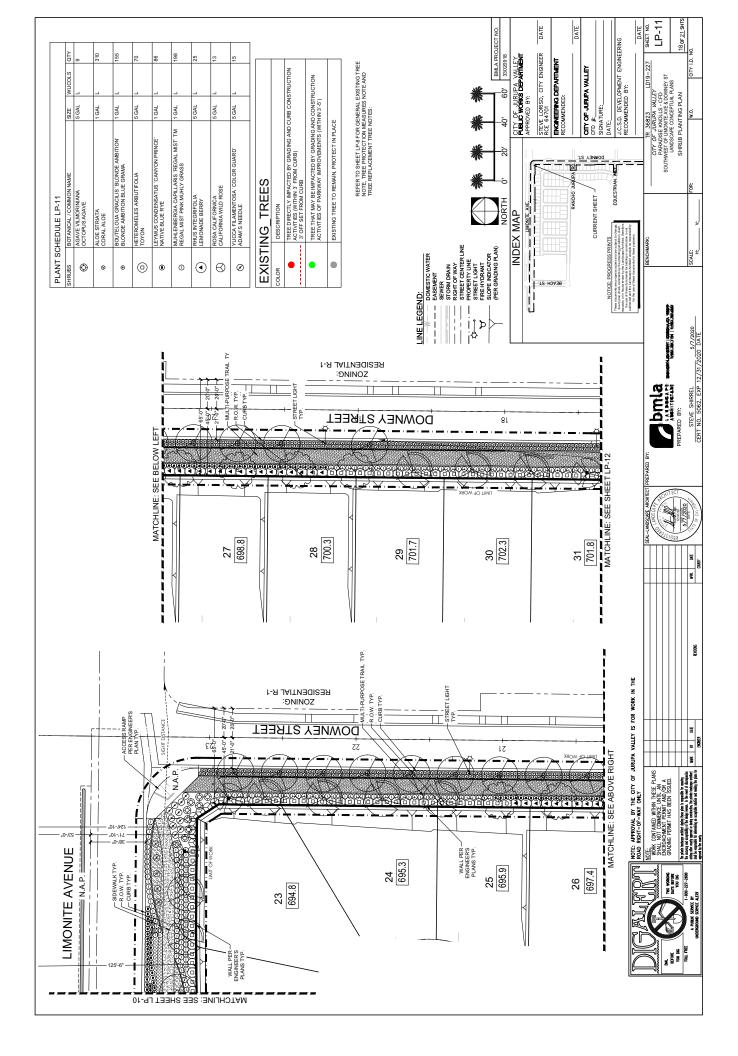
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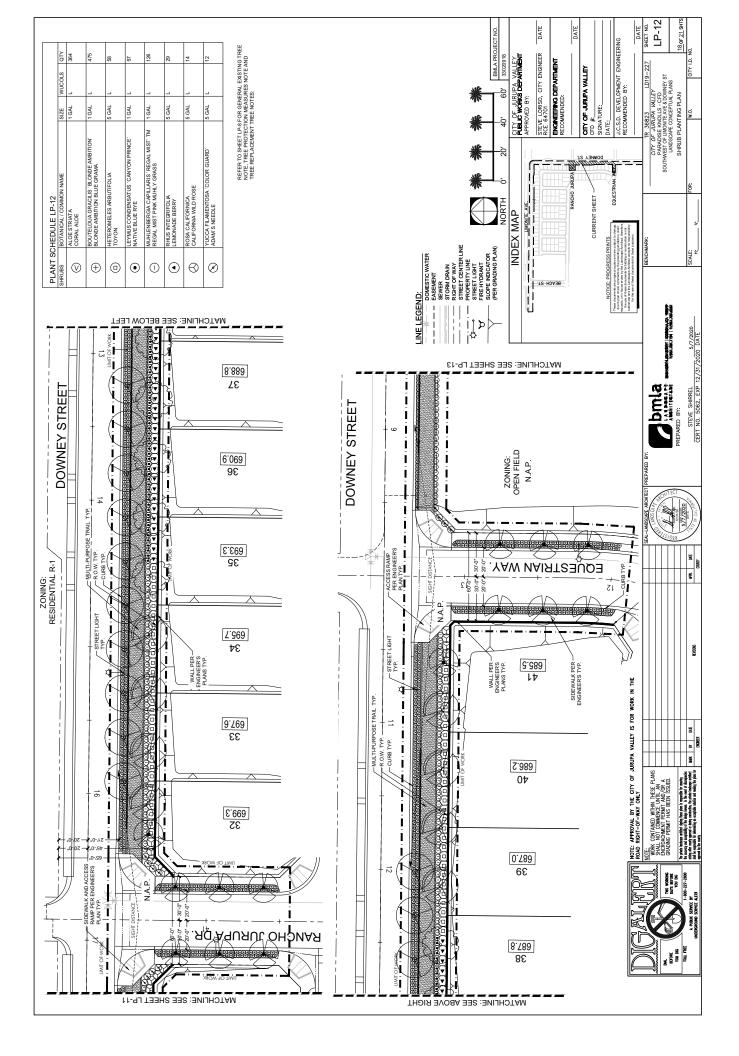
SHRUBS	SHRUBS ON LIMONITE FROM BEACH ST TO DOWNEY ST	H ST TO DC	WNEY	ST
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	αтγ
8	AGAVE AMERICANA CENTURY PLANT	5 GAL	_	189
٥	AGAVE VILMORINIANA OCTOPUS AGAVE	5 GAL	_	23
۵	ALOE STRIATA CORAL ALOE	1 GAL	_	294
٥	HETEROMELES ARBUTIFOLIA TOYON	5 GAL	_	169
۲	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL	_	392
۲	LEYMUS CONDENSATUS 'CANYON PRINCE' NATIVE BLUE RYE	1 GAL	L	794
0	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM REGAL MIST PINK MUHLY GRASS	1 GAL	L	543
٩	RHUS INTEGRIFOLIA LEMONADE BERRY	5 GAL	L	105
0	ROSA CALIFORNICA CALIFORNIA WILD ROSE	5 GAL	L	10
0	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	5 GAL	_	35
SHRUB AREAS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	αтγ
	BACCHARIS PILULARIS 'PIGEON POINT' COYOTE BRUSH	1 GAL @ 60" O.C.	L	514

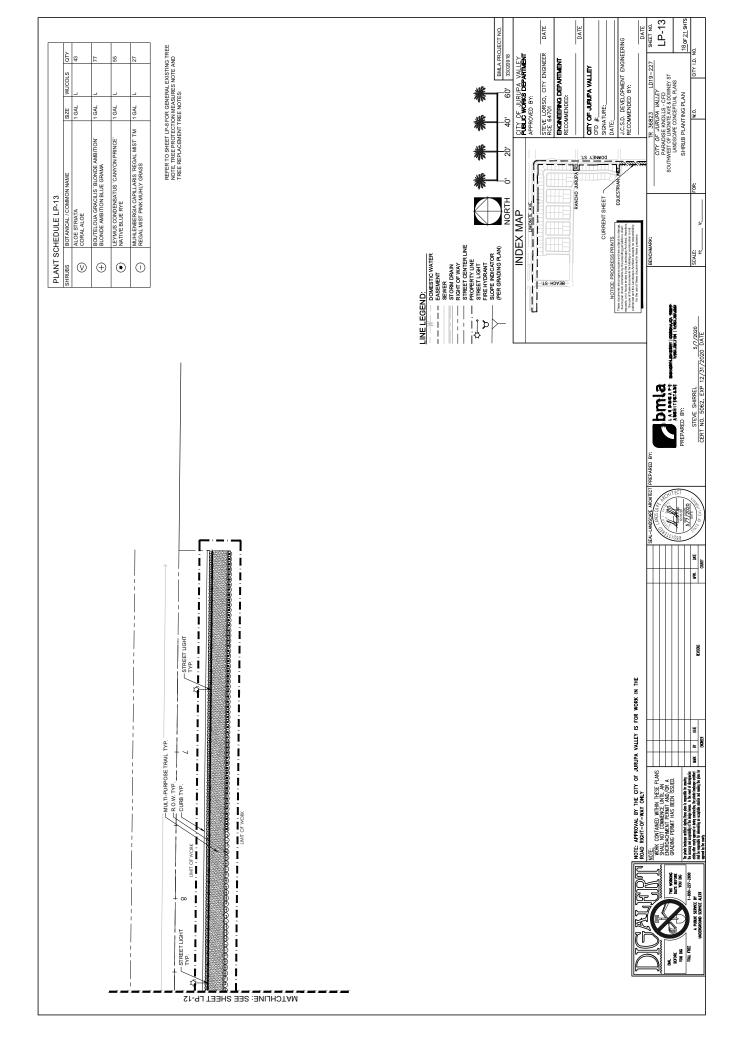
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	CITY OF JURUPA VALLEY CFD #	TURE:		J.C.S.D. DEVELOPMENT ENGINEERING RECOMMENDED BY:			JPA VALLEY	PARADISE KNOLLS - CFD SOUTHWEST OF LIMONITE AVE & DOWNEY ST	LANDSCAPE CONCEPTUAL PLANS	TING PLAN	w.o.	
	CTT O CFD #	SIGNATURE:	SIGNAT DATE: J.C.S.D RECOM			TR 36823	CITY OF JURUPA VALLEY	PARADISE KNO /EST OF LIMONIT	LANDSCAPE CO	SHRUB PLANTING PLAN		
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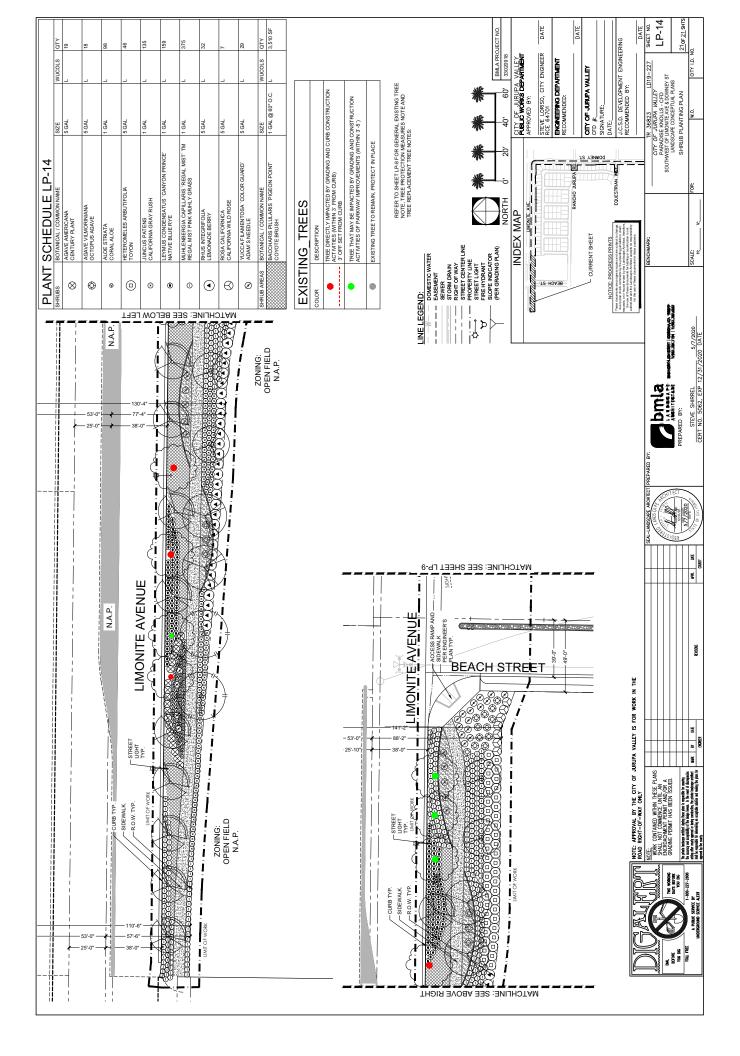












bmla L A N D S C A P E AR CHITE CTURE

Tree Report

Client:	Paradise Jurupa, LLC 12671 High Bluff Drive, Suite 150 San Diego, CA 92130 Contact: James M. Kozak						
Project:	Tract 36823 – Paradise Knolls						
Location:	Limonite Avenue & Downey Street, Jurupa Valley, CA						
Arborist:	Jeffrey Trojanowski, ASLA, ISA RLA – CA-5785 ISA - WE-9665A						
Contents:	 Introduction/Instructions/Limitations Tree Survey Details Tree Values/Mitigation/Protection Conclusions Arborist Disclosure Statement Appendix A: Arborist Certifications Appendix B: Tree Matrix Appendix C: Tree Photo Catalogue 8. Appendix C: Imonite Tree Photo Catalogue 8. Appendix C: Parcel 1 Tree Photo Catalogue 8. Appendix C: Parcel 2 Tree Photo Catalogue Appendix D: Tree Inventory Plan Appendix E: Limonite Ave Right of Way Tree Protection Plan 						

1.0 Introduction/Instructions/Limitations:

1.1 This report was commissioned by James Kozak of Strategic Land Planning LP, on behalf of the property owner Paradise Jurupa, LLC, to survey the existing trees for health and sustainability for their project at Paradise Knolls on the Southwest corner of Limonite Avenue and Downey Street in Jurupa Valley, CA.

- **1.2** This survey is limited to the trees previously surveyed within the Right of Way along Limonite Avenue, and the limits of Parcels 1 and 2 of Tract 36823. All other trees are not marked or inventoried.
- **1.3** This tree report and survey are required by the City of Jurupa Valley requirements and the Conditions of Approval for this project.
- 1.4 The tree survey was taken on Tuesday and Wednesday March 22-25, 2020.
- **1.5** The health for each tree has been determined by the standards set by the book "Guide for Plant Appraisal, 9th Edition", published by the Council of Tree and Landscape Appraisers.
- **1.6** This tree report and inventory only reflects the trees on site at time of the report. No shrubs were surveyed on this report and inventory.
- **1.7** The trees have been inspected from the ground level using visual observation. If a more detailed report is needed, it will be outlined within the recommendations.
- **1.8** Due to human/vehicle interaction and weather, the limitation of this report is 12 months from the survey date, due to human/vehicle interaction and weather.

2.0 Tree Survey Details:

2.1 The tree survey includes all live trees that will be affected by construction, as shown on the attached maps. Each tree has been tagged, given a number for identification, shown on the plan, and has been given a health category.

2.2	The health categories	are as follows:
	G – Good	These trees are in good health and structure, free of disease and infestation
	M – Moderate	These trees are in moderate health with minor structural defects and infestation and free of disease.
	F – Fair	These trees are in fair health, and have structural defects and/or poor growth habits.
	P – Poor	These trees are in poor health, have structural defects and/or poor growth habits, and are dying or dead.

- **2.3** The tree health categories were founded based on the five different factors of the trees. These are: Roots, Trunk, Scaffold Branches, Small Branches/Twigs, and Foliage/Buds. Each factor has two categories: health and structure. Each category has four levels (1-4) to rate the category, giving a tree a score between 10-40. They are then assigned a percentage for health.
- 2.4 The trees are categorized into three different Status categories as shown on the Tree Matrix in Appendix B. They are as follows:
 P Protect These trees are to remain, protected in place and will have a
 - protection zone around them during construction as shown in Appendix D.

- R Relocate These trees are to be relocated to another location in site for future development. These trees are in good health and are of the ability to relocate.
- 2.5 The tree heights and widths were measured with a Merritt Hypsometer.
- **2.6** The stem diameters have been taken at approximately 4'-6" above the ground, or Diameter at Breast Height (DBH).
- 2.7 The trees have been broken out into three parts for this report:
 - **2.7.1** Trees 1-112 are a reinspection of the trees done by Jim Borer for the Right of Way on Limonite Avenue.
 - 2.7.2 Trees 113-200 are within Parcel 1 of Tract 36823.
 - 2.7.3 Trees 201-229 are within Parcel 2 of Tract 36823.

3.0 Tree Survey Comments:

3.1 Limonite Right of Way Tree Survey and Inventory:

The re-inspection of the trees along Limonite Avenue based on the report done by Mr. Jim Borer on June 18, 2015. His report consisted of 112 trees (Trees 1-112). 7 of these trees were dead and or missing from being chopped down, as depicted in the tree matrix in Appendix B.

There were 6 species for this selection of trees: Cupressus arizonica (Arizona Cypress), Cupressus sempervirens (Italian Cypress), Eucalyptus camaldulensis (Red Gum), Fraxinus uhdei (Evergreen Ash), Fraxinus uhdei 'Tomlinson' (Tomlinson Ash), Phoenix canariensis (Canary Island Date Palm), and Pinus eldarica (Mondale Pine).

In Mr. Borer's report, it states that the trees, especially the Fraxinus and the Cupressus arizonica were "over mature and fraught with structural defects and symptoms of advanced systemic decline." This survey has shown that the trees are in a further state of decline with larger scaffold branches that have snapped off recently and a visible showing of dead wood and an infestation of Liometopum occidentale (Velvety Tree Ant).

The only healthy specimens onsite for this area were trees 1-5 (all Pinus eldarica). These trees are healthy and should remain in place. Trees of this size should not be moved. The other healthy specimen was tree 112 (Phoenix canariensis). This tree is standing alone away from the right of way on a knoll. This tree can definitely be transplanted and moved to another part of the property for future use.

In review of the Street plan for Limonite it is only recommended to keep the 5 Pine trees to the extreme west of the project, and relocate the one Canary Island Date Palm. Of the remaining trees, all 40 Cupressus sempervirens (Italian Cypress) are growing within 6'-8' of the proposed curb and their root systems will be affected by new construction. With their health ranging from moderate to poor, and their close proximity with one another, it is not recommended to relocate. There are 5 Cupressus

arizonica (Arizona Cypress) that are of poor to fair health. These trees are infested with ants and some of the specimens are either in the way of construction or growing within driplines of other trees, and are not recommended to relocate. The remaining trees of note are the 50 Fraxinus uhdei (Evergreen Ash). The health of these trees are from fair to poor, with all having ant infestations, structural damage, hollow trunks and dead wood. The location of these trees is are within the right of way of Limonite Avenue, however, the new curb alignment, underground infrastructure, perimeter wall location, project grading, new intersections and new city sidewalks occur within the dripline of every tree. The mitigation of these trees is discussed in the conclusions.

If these trees were to be protected, a 30' diameter protection zone would need to be in place with no digging or root damage done. In addition, an advanced extermination effort of the Velvety Tree Ant would need to take place to further stem the advanced decline. These ants are a site wide infestation with mounds coming up in the turf areas up to 40' from the trees throughout the site.

3.2 Tract 36823, Parcel 1 Tree Survey and Inventory:

This is a new inspection and survey for the limits of Parcel 1. There are 86 living tree specimens within this boundary (Trees 113-200). This boundary is marked by Limonite Avenue to the north, Downey Street to the East, and is marked with white flagging with red polka dots on it for the South and West boundaries of the limits of the survey.

There were 9 species for this selection of trees: Cupressus arizonica (Arizona Cypress), Cupressus sempervirens (Italian Cypress), Fraxinus uhdei (Evergreen Ash), Fraxinus uhdei 'Tomlinson' (Tomlinson Ash), Phoenix canariensis (Canary Island Date Palm), and Pinus eldarica (Mondale Pine), Schinus molle (California Pepper), Schinus terebinthifolius (Brazilian Pepper), and Washingtonia robusta (Mexican Fan Palm).

Within Parcel 1, these trees are a mix of moderate to poor in health. These trees had either of poor structure, form, or had dead wood due to broken branches and/or ant infestation. The ants, Liometopum occidentale (Velvety Tree Ant), have infested the majority of all the Ash and Cypress trees. Their colonies have grown so large that there are tufts of soil between trees that the ants are coming to the surface as well. All of these trees, including the peppers and pines are at the beginning to medium stages of systemic decline, with a couple groupings that are in advanced systemic and structural decline as depicted by the quantity of dead wood and crown reduction.

The only healthy specimens onsite for this area were the Phoenix canariensis (Canary Island Date Palm) and the Washingtonia robusta (Mexican Fan Palm). There were three other good specimens, however, their size makes them not suitable specimens for relocation. The Canary Island Date Palms can definitely be transplanted and moved to another part of the property for future use. They are of varying heights, but overall good specimens for relocation. The Mexican Fan Palms are good specimens as well; however, they are all growing in a 200 square foot cluster. There are 14 specimens, and some of their bases are growing together and not suitable for separate relocation.

3.3 Tract 36823, Parcel 2 Tree Survey and Inventory:

This is a new inspection and survey for the limits of Parcel 2. There are 29 living tree specimens within this boundary (Trees 201-229). This boundary is marked by Downey Street to the East, and is marked with white flagging with red polka dots on it for the North, South and West boundaries of the limits of the survey.

There were 7 species for this selection of trees: Cupressus arizonica (Arizona Cypress), Fraxinus uhdei (Evergreen Ash), Fraxinus uhdei 'Tomlinson' (Tomlinson Ash), Schinus molle (California Pepper), Schinus terebinthifolius (Brazilian Pepper), and one specimen of Ulmus Americana (American Elm).

Within Parcel 2, these trees are a mix of fair to poor in health. These trees had either of poor structure, form, or had dead wood due to broken branches and/or ant infestation. The ants, Liometopum occidentale (Velvety Tree Ant), have infested the majority of all the Ash and Cypress trees. The infestation of the ants was not as large as in the Limonite Right of Way or within Parcel 1, however, the trees were covered in the ants, and there were a handful of dead trees within the limits of the parcel that were not tagged, where the infestation was larger. All of these trees, including the peppers and pines are at the beginning to medium stages of systemic decline, with a couple groupings that are in advanced systemic and structural decline as depicted by the quantity of dead wood and crown reduction.

There were no good specimens in this parcel, and only two specimens that were of moderate health, however these trees are going to be within the new right of way along Downey Street.

4.0 Conclusions:

4.1 The trees that are to remain protected in place shall receive protection fence surrounding the TPZ (Tree Protection Zone). This zone extends past the drip line of the tree, 5' or 15' from the trunk, whichever is greater. Due to the existing curb and street, the tree protection zone will extend to the back of curb.

6' high chain link fencing shall be used. The contractor is to set 2" poles for the fencing at 8' o.c. Secure as required. This barrier shall be set 24" farther away from the trunk than the dripline of the tree, or as shown on the Protection Plan. A 8.5"x11" laminated sign shall be placed on the outside of the fence at 50' intervals stating "Keep Out Tree Protection Area."

No storage of materials, vehicular equipment, or mechanical tools are allowed within the TPZ. If trenching is required within the TPZ, the contractor shall hand dig trenches and snake the pipes through the root systems without cutting them.

In the event tree roots need to be cut for development, the contractor shall consult the Arborist. Roots are to be cut with a clean sharp saw and perpendicular to the growth of the root.

- **4.2** The definition of a mature tree is different from one Arborist or Tree Professional to another. It all depends on the location and other environmental factors. I define a mature tree as at least 10 years old and has reached approximately 1/3 its recorded growing height. The County of Riverside has also placed a 'mature height' on their "County of Riverside California Friendly Plant List".
- **4.3** The trees within the Limonite Avenue Right of Way are in an advanced state of decline and are close to eventual death completely. There is a half dozen that have already died completely, with two of them removed from the site prior to my walk. These trees shall not be protected in place as they will be a hazard in the near future. These trees will be of a greater hazard if they are to remain, and the new street curb is placed within 3'-5' of the trunk. A vast majority of the tree root structure will have to be removed causing a weakened system of structure and nutrient uptake.

For the replacement mitigation along Limonite, we recommend only including 98 of the existing 112 trees due to protection, relocation and death. These trees are to be mitigated at 1:1. The Cupressus species are not considered ornamental and are not part of the mitigation.

For the frontage along parcel 1, There are 68 trees. 1 will be relocated, 2 are missing and 3 are dead. There are 32 Fraxinus that shall be mitigated at 1:1 at 48" box trees. Any remaining trees can be mitigated at 24" box. The Cupressus species are not considered ornamental and are not part of the mitigation.

- **4.4** In Parcels 1 and 2, all trees but the palm trees are in fair to poor health and in structure decline due to maturity and ant infestation. Only a couple trees look healthy enough at first sight to be transplanted, however their size puts a limit on the location and cost of relocation with a high mortality rate of large tree relocation for not being a protected tree. These trees should be mitigated at a 1:1 at 24" box minimum. The Cupressus species are not considered ornamental and are not part of the mitigation.
- **4.5** Trees 1-5, all Pinus eldarica, shall be protected in place as shown on the protection plan. These trees are healthy specimens and will not impede, or be impacted by construction. The 16 Phoenix canariensis are all healthy specimens and can be relocated on site. I would recommend 2' of soil on all sides of the trunk to a 4' depth for relocation root ball. These trees shall be set in the orientation that they are growing as to not burn the trunk or fronds. The Washingtonia robusta can be relocated, but it will be difficult to get enough of a root ball on all of them for a successful transplant.

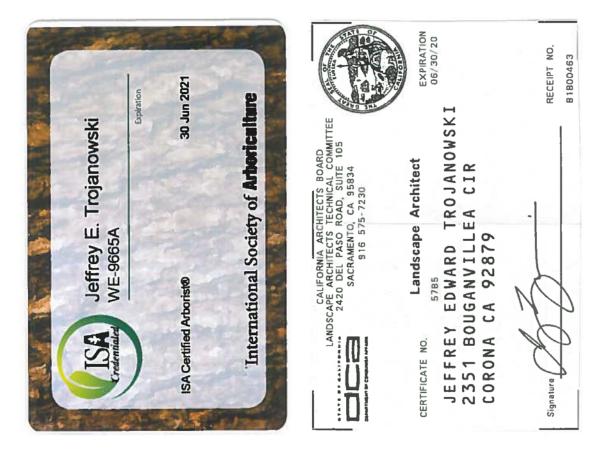
5.0 Arborist Disclosure Statement:

Arborists are tree specialists who use their experience, education, knowledge, and training to examine and protect trees, recommend measures to enhance the beauty and health of the trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

An Arborist cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed.

Treatment, root cutting, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree, one is accepting some degree of risk. The only way to eliminate all tree risks is to remove all trees.



6.0 Appendix A: Arborist Certifications

Tree #	Botanical Name	Common Name	DBH/ BTH	Height/ Spread	Health %	Health Overall	Photo	Remarks
1	Pinus eldarica	Mondale Pine	28.5	50/30	95	G	1	Begin of Appendix 8a Part 1
2	Pinus eldarica	Mondale Pine	20	50/15	90	G	2	
3	Pinus eldarica	Mondale Pine	25	55/32	90	G	3	
4	Pinus eldarica	Mondale Pine	20.5	40/20	75	М	4	30-40% trunk lean to east
5	Pinus eldarica	Mondale Pine	23.5	40/25	80	G	5	15-20% trunk lean to east Labeled per previous tree
6	Dead						6	report
7	Pinus eldarica	Mondale Pine	17.5	35/32	95	G	7	Labeled per previous tree
8	Dead						8	report
9	Fraxinus uhdei	Evergreen Ash	15	25/15	30	Р	9	
10	Fraxinus uhdei	Evergreen Ash	16	22/15	45	Р	10	
11	Fraxinus uhdei	Evergreen Ash	22	32/20	40	Р	11-12	
12	Fraxinus uhdei Cupressus	Evergreen Ash	38m	45/30	30	Р	13-14	
13	sempervirens Cupressus	Italian Cypress	12	32/4	60	F	15	
14	sempervirens Cupressus	Italian Cypress	6	25/3	60	F	16	
15	sempervirens Cupressus	Italian Cypress	12	36/4	60	F	17	
16	sempervirens Cupressus	Italian Cypress	11	25/4	60	F	18	
	sempervirens Cupressus	Italian Cypress	10	20/3	60	F	19	
	sempervirens Cupressus	Italian Cypress	8	20/3	60	F	20	
	sempervirens Cupressus	Italian Cypress	8	30/3	60	F	21	
	sempervirens Cupressus	Italian Cypress	6	35/2	45	Р	22	
	sempervirens Cupressus	Italian Cypress	10	38/3	35	Р	23	
	sempervirens Cupressus	Italian Cypress	8	35/4	60	F	24	40% lean to south. At base of
	sempervirens	Italian Cypress	8	35/3	50	F	25	Tree 22 Chopped and random stem
	Moris alba Cupressus	Fruitless Mulberry	9m	20/20	25	Р	26	growth
25	sempervirens	Italian Cypress	6	20/2	20	Р	27	Almost dead

7.0 Appendix B: Tree Matrix

Tree			DBH/	Height/	Health	Health		
#	Botanical Name	Common Name	BTH	Spread	%	Overall	Photo	Remarks
24	Cupressus sempervirens	Italian Cypress	10	35/4	65	F	28	
20	Cupressus	nalian Cypress	10	33/4	00		20	
27	sempervirens	Italian Cypress	10	20/4	65	F	29	
00	Fraxinus uhdei		04	EQ (20	٨E	Р	20	
20	'Tomlinson'	Tomlinson Ash	24	50/30	45	r	30	
29	Fraxinus uhdei	Evergreen Ash	17	20/16	60	F	31	
30	Fraxinus uhdei	Evergreen Ash	16	25/16	15	Р	32	
31	Fraxinus uhdei	Evergreen Ash	19	25/15	45	Р	33	
32	Fraxinus uhdei	Evergreen Ash	24	35/20	35	Р	34	
33	Cupressus arizonica	Arizona Cypress	17	20/15	45	Р	35	
34	Fraxinus uhdei	Evergreen Ash	23	35/22	45	Р	36	
35	Fraxinus uhdei	Evergreen Ash	26.5	30/25	40	Р	37	
36	Cupressus arizonica	Arizona Cypress	7	15/12	60	F	38	
37	Fraxinus uhdei	Evergreen Ash	30m	36/20	50	F	39	
38	Fraxinus uhdei	Evergreen Ash	22	40/25	50	F	40	
39	Fraxinus uhdei	Evergreen Ash	19	25/20	55	F	41	
40	Fraxinus uhdei	Evergreen Ash	24	32/20	50	F	42	
41	Fraxinus uhdei	Evergreen Ash	16	18/5	15	Р	43	
42	Fraxinus uhdei	Evergreen Ash	34	35/40	65	F	44	
43	Fraxinus uhdei	Evergreen Ash	24	30/20	65	F	45	
44	Fraxinus uhdei	Evergreen Ash	21	32/15	50	F	46	
45	Fraxinus uhdei	Evergreen Ash	20	35/12	60	F	47	
46	Fraxinus uhdei	Evergreen Ash	37	35/32	50	F	48	
47	Fraxinus uhdei	Evergreen Ash	30	38/16	50	F	49	
48	Fraxinus uhdei	Evergreen Ash	30	35/18	45	Р	50	
49	Dead						51	Labeled per previous tree report
50	Cupressus sempervirens	Italian Cypress	14	40/4	70	м	52	
51	Cupressus sempervirens	Italian Cypress	10	35/3	70	м	53	

Arborist Report – Paradise Knolls, Limonite ROW Parcels 1-2. Jurupa Valley, CA – 5/7/2020

Tree			DBH/	Height/	Health	Health		
#	Botanical Name	Common Name	BTH	Spread	%	Overall	Photo	Remarks
	Cupressus							
52	sempervirens	Italian Cypress	12	32/3	70	М	54	
	Cupressus							
53	sempervirens	Italian Cypress	8	20/2	70	М	55	
	Cupressus			1015				
54	sempervirens	Italian Cypress	10	40/5	70	М	56	
	Cupressus		10	05/0	70		<i>г</i> 7	
33	sempervirens Cupressus	Italian Cypress	10	25/3	70	М	57	
56	sempervirens	Italian Cypress	10	20/2	70	м	58	
50	Cupressus	nunun Cypress	10	20/2	70	171	50	
57	sempervirens	Italian Cypress	14	40/4	70	М	59	
- 57	Cupressus	nulluli Cypress	14	+0/ +	70	701	57	
58	sempervirens	Italian Cypress	12	30/3	70	М	60	
	Cupressus			/ -				
59	sempervirens	Italian Cypress	12	25/3	70	М	61	
	Cupressus		1					
60	sempervirens	Italian Cypress	18	38/4	70	М	62	
	Cupressus							
61	sempervirens	Italian Cypress	8	30/3	70	М	63	
	Cupressus							
62	sempervirens	Italian Cypress	10	15/2	70	М	64	
	Cupressus							
63	sempervirens	Italian Cypress	12	35/3	70	М	65	
	Cupressus				70			
64	sempervirens	Italian Cypress	14	45/5	70	М	66	
4 5	Cupressus	Haltan Commen	10	25/4	70		47	
00	sempervirens Cupressus	Italian Cypress	12	35/4	70	М	67	
66	sempervirens	Italian Cypress	10	35/4	70	м	68	
00	Cupressus	nanan Cypress	10	33/4	70	1~1	00	
67	sempervirens	Italian Cypress	14	38/4	70	М	69	
- 07	Cupressus			00/1	70	,,,,	07	
68	sempervirens	Italian Cypress	10	35/4	70	М	70	
	Cupressus	- /		, .				
69	sempervirens	Italian Cypress	10	30/3	70	М	71	
	Cupressus							
70	sempervirens	Italian Cypress	14	35/4	70	М	72	
	Cupressus							
71	sempervirens	Italian Cypress	12	30/3	70	М	73	
	Cupressus		1.4	00 /0	70		7.	
72	sempervirens	Italian Cypress	16	32/3	70	М	74	
70	Cupressus		10	00/0	70		75	
/3	sempervirens	Italian Cypress	10	28/3	70	М	75	
71	Cupressus	Italian Curra-	8	25/2	70	N /	74	
/4	sempervirens Cupressus	Italian Cypress	0	25/3	70	М	76	
75	sempervirens	Italian Cypress	12	24/3	70	м	77	
/ 5	Fraxinus uhdei	nuliun Cypiess	ιZ	24/0	70	171	//	
76	'Tomlinson'	Tomlinson Ash	33	48/20	65	F	76	Begin of Appendix 8a Part 2
- / 5	Fraxinus uhdei			10/20			,0	
77	'Tomlinson'	Tomlinson Ash	20	45/15	65	F	77	
11			20	10/10	00	'		1

Arborist Report – Paradise Knolls, Limonite ROW Parcels 1-2. Jurupa Valley, CA – 5/7/2020

Tree			DBH/	Height/	Health	Health		
#	Botanical Name	Common Name	BTH	Spread	%	Overall	Photo	Remarks
78	Fraxinus uhdei 'Tomlinson'	Tomlinson Ash	30	45/15	50	Р	78	
79	Cupressus arizonica	Arizona Cypress	19	32/16	65	F	79	
80	Fraxinus uhdei	Evergreen Ash	24m	32/16	65	F	80	
81	Fraxinus uhdei	Evergreen Ash	25	35/20	55	F	81	
82	Fraxinus uhdei	Evergreen Ash	27	40/25	55	F	82	
83	Fraxinus uhdei	Evergreen Ash	23	32/20	55	F	83	
84	Fraxinus uhdei	Evergreen Ash	25	20/16	55	F	84	
85	Fraxinus uhdei	Evergreen Ash	25	40/16	55	F	85	
86	Eucalyptus camaldulensis	Red Gum	14	32/32	75	м	86	
87	Dead/Missing						87	Labeled per previous tree report
88	Eucalyptus camaldulensis	Red Gum	33	36/32	80	М	88	
89	Dead						89	Labeled per previous tree report
90	Dead						90	Labeled per previous tree report
91	Fraxinus uhdei	Evergreen Ash	32	45/20	50	F	91	
92	Fraxinus uhdei	Evergreen Ash	22	32/16	45	Р	92	
93	Fraxinus uhdei	Evergreen Ash	23	30/16	50	F	93	
94	Fraxinus uhdei	Evergreen Ash	25	40/30	50	F	94	
95	Fraxinus uhdei	Evergreen Ash	17	30/20	30	Р	95	
96	Cupressus arizonica	Arizona Cypress	18m	30/15	45	Р	96	
97	Fraxinus uhdei	Evergreen Ash	22	31/18	55	F	97	
98	Fraxinus uhdei	Evergreen Ash	28	40/20	55	F	98	
99	Fraxinus uhdei	Evergreen Ash	18	12/6	30	Р	99	
100	Fraxinus uhdei	Evergreen Ash	27	48/32	55	F	100	Broken scaffold Branches
101	Fraxinus uhdei	Evergreen Ash	23	28/16	45	Р	101	
102	Cupressus arizonica	Arizona Cypress	20m	20/10	45	Р	102	
103	Dead/Missing						103	

Arborist Report – Paradise Knolls, Limonite ROW Parcels 1-2. Jurupa Valley, CA – 5/7/2020

Arborist Report – Paradise Knolls, Limonite ROW Parcels 1-2. Jurupa Valley, CA – 5/7/2020

Tree			DBH/	Height/	Health	Health		
#	Botanical Name	Common Name	BTH	Spread	%	Overall	Photo	Remarks
104	Fraxinus uhdei	Evergreen Ash	33	50/30	55	F	104	
105	Fraxinus uhdei	Evergreen Ash	34	50/20	40	Р	105	Hollow trunk, palm growing inside
106	Fraxinus uhdei	Evergreen Ash	38	32/35	40	Р	106	Hollow trunk. Palm in scaffold crotch
107	Fraxinus uhdei	Evergreen Ash	26	30/20	55	F	107	
108	Fraxinus uhdei	Evergreen Ash	28	40/20	55	F	108	
109	Fraxinus uhdei	Evergreen Ash	30	30/10	45	Р	109	
110	Fraxinus uhdei	Evergreen Ash	33	32/24	65	F	110	
111	Fraxinus uhdei	Evergreen Ash Canary Island Date	28	28/15	45	Р	111	
112	Phoenix canariensis	Palm Canary Island Date	20		90	G	112	
113	Phoenix canariensis	Palm Canary Island Date	8		90	G	1	Begin of Appendix 8b
114	Phoenix canariensis	Palm Canary Island Date	6		90	G	2	
115	Phoenix canariensis	Palm Canary Island Date	4		90	G	3	
116	Phoenix canariensis	Palm	20		90	G	4	
117	Fraxinus uhdei	Evergreen Ash	31	32/20	60	F	5	
118	Fraxinus uhdei	Evergreen Ash	33	36/32	75	М	6	
119	Fraxinus uhdei	Evergreen Ash	31	52/30	80	М	7	
120	Fraxinus uhdei Fraxinus uhdei	Evergreen Ash	38	45/45	85	G	8	
	'Tomlinson'	Tomlinson Ash	27	48/20	65	F	9	
122	Fraxinus uhdei	Evergreen Ash	18	22/16	45	Р	10	
123	Cupressus arizonica	Arizona Cypress Canary Island Date	20	24/18	45	Р	11	
124	Phoenix canariensis	Palm Canary Island Date	18		90	G	12	
125	Phoenix canariensis	Palm Canary Island Date	20		90	G	13	
126	Phoenix canariensis	Palm Canary Island Date	16		90	G	14	
127	Phoenix canariensis	Palm	25		90	G	15	
128	Cupressus arizonica	Arizona Cypress	15	40/20	70	М	16	
129	Fraxinus uhdei	Evergreen Ash	35m	32/30	75	М	17	

Arborist Report – Paradise Knolls, Limonite ROW Parcels 1-2.	. Jurupa Valley, CA – 5/7/2020
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Tree			DBH/	Height/	Health	Health		
#	Botanical Name	Common Name	BTH	Spread	%	Overall	Photo	Remarks
		Canary Island Date						
130	Phoenix canariensis	Palm	16		90	G	18	
131	Cupressus arizonica	Arizona Cupross	31	28/16	60	F	19	
131	Cupressus anzonica	Anzona Cypress	51	20/10	00	I	17	
132	Fraxinus uhdei	Evergreen Ash	14	35/18	90	G	20	
				/		_		
133	Cupressus arizonica	Arizona Cypress Canary Island Date	16	32/12	45	Р	21	
134	Phoenix canariensis	Palm	14		90	G	22	
101		Gilli			, .			
135	Fraxinus uhdei	Evergreen Ash	20	36/30	55	F	23	
10/	c · ·		01	1 / /10	0.5		0.4	
136	Cupressus arizonica	Arizona Cypress	21	16/12	35	Р	24	Top 12' of tree are dead Top dead, almost no
137	Cupressus arizonica	Arizona Cypress	22	20/8	35	Р	25	branching
						-		
138	Schinus molle	California Pepper	31	32/25	65	F	26	
120	Fraxinus uhdei		22	20/20	15	Р	07	
139	'Tomlinson'	Tomlinson Ash Canary Island Date	22	32/20	45	P	27	
140	Phoenix canariensis	Palm	17		90	G	28	
		Canary Island Date						
141	Phoenix canariensis	Palm	19		90	G	29	
140			31	35/20	40	Р	30	Main stem dead
142	Cupressus arizonica	Canary Island Date	51	35/20	40	Г	30	
143	Phoenix canariensis	Palm	24		90	G	31	
144	Schinus molle	California Pepper Canary Island Date	43	48/45	70	М	32	
145	Phoenix canariensis	Palm	18		90	G	33	
140			10		70	0	00	
146	Fraxinus uhdei	Evergreen Ash	19	28/20	60	F	34	
					10	_		
147	Fraxinus uhdei	Evergreen Ash	33	45/37	60	F	35	
148	Fraxinus uhdei	Evergreen Ash	17	28/18	80	М	36	
				, : _				
149	Cupressus arizonica	Arizona Cypress	23m	18/16	60	F	37	
150			20	15/17	4 E	F	20	
150	Olea europaea Schinus	Olive Tree	22m	15/17	65		38	
151	terebinthifolius	Brazilian Pepper	23	17/25	60	F	39-40	Knotted scaffold branches
152	Cupressus arizonica	Arizona Cypress	23	26/17	75	М	41	
152	Phoenix canariensis	Canary Island Date Palm	15		90	G	42	
100			IJ		70	9	42	
154	Fraxinus uhdei	Evergreen Ash	27	40/30	67	F	43	
						_		
155	Fraxinus uhdei	Evergreen Ash	27	35/20	60	F	44	

Tree			DBH/	Height/	Health	Health		
#	Botanical Name	Common Name	BTH	Spread	%	Overall	Photo	Remarks
156	Fraxinus uhdei	Evergreen Ash	30	40/35	70	F	45	
157	Fraxinus uhdei	Evergreen Ash	32m	25/18	65	F	46	Damaged bark and scaffold branches
158	Cupressus arizonica	Arizona Cypress	23	35/15	50	F	47	
159	Washingtonia robusta	Mexican Fan Palm	17		90	G	48	
160	Washingtonia robusta	Mexican Fan Palm	16		90	G	49	
161	Washingtonia robusta Washingtonia	Mexican Fan Palm	16		90	G	50	
162	robusta	Mexican Fan Palm	16		90	G	51	
163	Washingtonia robusta Washingtonia	Mexican Fan Palm	8		90	G	52	
164	robusta Washingtonia	Mexican Fan Palm	40		90	G	53	
165	robusta	Mexican Fan Palm	45		90	G	54	
166	Washingtonia robusta Washingtonia	Mexican Fan Palm	18		90	G	55	
167	Washingtonia robusta	Mexican Fan Palm	14		90	G	56	
168	Washingtonia robusta	Mexican Fan Palm	16		90	G	57	
169	Washingtonia robusta	Mexican Fan Palm	16		90	G	58	
170	Washingtonia robusta	Mexican Fan Palm	14		90	G	59	
171	Washingtonia robusta	Mexican Fan Palm	12		90	G	60	
172	Washingtonia robusta	Mexican Fan Palm	16		90	G	61	
173	Alnus rhombifolia	White Alder	11	18/16	85	G	62	
174	Pinus eldarica	Mondale Pine	37m	30/20	75	М	63	
175	Pinus eldarica	Mondale Pine	17	32/16	70	М	64	
176	Pinus eldarica	Mondale Pine	15	30/15	70	м	65	Broken scaffold branches
177	Pinus eldarica	Mondale Pine	20	35/16	80	м	66	
178	Pinus eldarica	Mondale Pine	13	24/16	85	м	67	
179	Schinus terebinthifolius	Brazilian Pepper	28	18/24	70	м	68	
180	Cupressus arizonica	Arizona Cypress	13	20/16	40	Р	69	
181	Fraxinus uhdei	Evergreen Ash	34m	28/24	55	F	70	

Arborist Report – Paradise Knolls, Limonite ROW Parcels 1-2. Jurupa Valley, CA – 5/7/2020

Tree			DBH/	Height/	Health	Health		
#	Botanical Name	Common Name	BTH	Spread	%	Overall	Photo	Remarks
182	Cupressus arizonica	Arizona Cypress	13	30/10	60	F	71	
183	Cupressus arizonica	Arizona Cypress	9	28/8	55	F	72	
184	Fraxinus uhdei	Evergreen Ash	43	48/60	70	F	73	
185	Cupressus arizonica	Arizona Cypress	40m	16/12	55	F	74	
186	Fraxinus uhde	Evergreen Ash	31	32/42	70	м	75	
187	Cupressus arizonica Schinus	Arizona Cypress	24	28/16	60	F	76	
188	terebinthifolius Cupressus	Brazilian Pepper	30	20/25	60	F	77	
189	sempervirens Cupressus	Italian Cypress	7	28/4	60	F	78	
190	sempervirens Cupressus	Italian Cypress	8	26/4	70	F	79	
191	sempervirens	Italian Cypress	8	20/4	70	F	80	
192	Cupressus sempervirens	Italian Cypress	8	24/4	70	F	81	
193	Cupressus arizonica	Arizona Cypress	24m	20/8	45	Р	82	
194	Cupressus arizonica	Arizona Cypress	28m	20/8	40	Р	83	
195	Cupressus arizonica	Arizona Cypress	7	17/6	45	Р	84	
196	Cupressus arizonica	Arizona Cypress	23m	20/16	40	Р	85	
197	Not Marked							
198	Cupressus arizonica	Arizona Cypress	22	24/30	55	F	86	
199	Cupressus arizonica	Arizona Cypress	11	18/12	65	F	87	
200	Pinus halepensis	Aleppo Pine	35	40/45	75	м	88	
201	Fraxinus uhdei	Evergreen Ash	23	32/20	75	м	1	Begin of Appendix 8c
202	Fraxinus uhdei Schinus	Evergreen Ash	20m	28/16	60	F	2	
203	terebinthifolius	Brazilian Pepper	19	28/32	50	F	3	
204	Schinus terebinthifolius Sahiaus	Brazilian Pepper	19m	20/28	50	F	4	
205	Schinus terebinthifolius	Brazilian Pepper	33	32/38	60	F	5	
206	Fraxinus uhdei	Evergreen Ash	20	35/20	25	Р	6	
207	Fraxinus uhdei	Evergreen Ash	30	18/16	20	Р	7	

Arborist Report – Paradise Knolls, Limonite ROW Parcels 1-2. Jurupa Valley, CA – 5/7/2020

Tree			DBH/	Height/	Health	Health		
#	Botanical Name	Common Name	BTH	Spread	%	Overall	Photo	Remarks
208	Cupressus arizonica	Arizona Cypress	20m	24/8	60	F	8	
209		Brazilian Pepper	25	28/32	60	F	9	
210	Schinus terebinthifolius Schinus	Brazilian Pepper	32	28/25	45	Р	10	
211		Brazilian Pepper	22	28/30	65	F	11	
212	terebinthifolius	Brazilian Pepper	22	28/15	55	Р	12	
213	Fraxinus uhdei	Evergreen Ash	34	48/25	45	Р	13	
214	Fraxinus uhdei	Evergreen Ash	23	50/15	50	F	14	
215	Fraxinus uhdei Schinus	Evergreen Ash	32	35/8	25	Р	15	
216	terebinthifolius	Brazilian Pepper	38	30/35	60	Р	16	
217		American Elm	222	35/32	55	Р	17	
218	Schinus terebinthifolius	Brazilian Pepper	35	24/30	55	Р	18	
219	Fraxinus uhdei	Evergreen Ash	19	32/16	55	Р	19	
220	Fraxinus uhdei	Evergreen Ash	21	40/24	55	Р	20	
221	Fraxinus uhdei	Evergreen Ash	27	35/24	55	Р	21	
222	Fraxinus uhdei	Evergreen Ash	30	36/20	60	Р	22	
223	Fraxinus uhdei	Evergreen Ash	25	35/30	80	М	23	
224	Fraxinus uhdei	Evergreen Ash	18	30/20	55	Р	24	
225	Fraxinus uhdei Fraxinus uhdei	Evergreen Ash	37	42/32	60	F	25	
226	'Tomlinson'	Tomlinson Ash	26	35/16	75	F	26	extremely poor form growing
227	Schinus molle	California Pepper	32	30/20	50	Р	27	at chain link fence extremely poor form growing
228	Schinus molle	California Pepper	32	40/30	50	Р	28	at chain link fence
229	Fraxinus uhdei	Evergreen Ash	42	40/30	60	F	29	

Arborist Report – Paradise Knolls, Limonite ROW Parcels 1-2. Jurupa Valley, CA – 5/7/2020

8.0a Appendix C: Limonite Avenue Tree Photo Catalogue (Part 1)





Photo 1

Photo 2





Photo 3

Photo 4





Photo 5

Photo 6





Photo 7

Photo 8





Photo 9

Photo 10





Photo 11

Photo 12





Photo 13

Photo 14



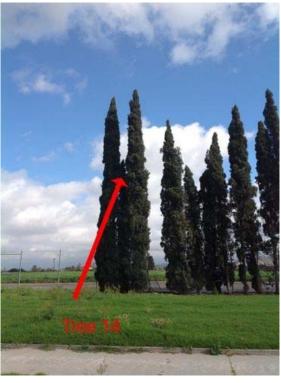


Photo 15

Photo 16

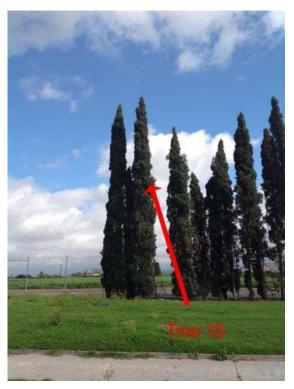




Photo 17

Photo 18





Photo 20





Photo 21

Photo 22





Photo 23

Photo 24





Photo 25

Photo 26





Photo 27

Photo 28





Photo 29

Photo 30





Photo 31

Photo 32





Photo 33

Photo 34





Photo 35

Photo 36





Photo 37

Photo 38





Photo 39

Photo 40





Photo 41

Photo 42





Photo 43

Photo 44





Photo 45

Photo 46





Photo 48





Photo 50





Photo 52





Photo 53

Photo 54





Photo 56





Photo 57

Photo 58





Photo 59





Photo 61

Photo 62





Photo 63

Photo 64



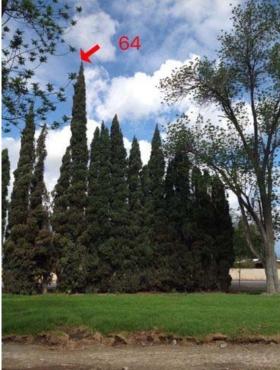


Photo 65

Photo 66





Photo 67

Photo 68





Photo 69

Photo 70





Photo 71

Photo 72





Photo 73

Photo 74





Photo 75

Photo 76



Photo 77

8.0a Appendix C: Limonite Avenue Tree Photo Catalogue (Part 2)



Photo 76

Photo77





Photo 78

Photo 79





Photo 80

Photo 81

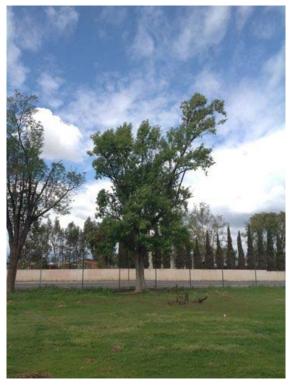




Photo 83





Photo 84

Photo 85





Photo 86

Photo 87





Photo 89





Photo 91





Photo 92

Photo 93





Photo 94

Photo 95





Photo 96

Photo 97





Photo 98

Photo 99





Photo 100

Photo 101





Photo 102

Photo 103





Photo 104

Photo 105





Photo 107





Photo 108

Photo 109





Photo 110

Photo 111



Photo 112

8.0b Appendix C: Parcel 1 Tree Photo Catalogue



Photo 1

Photo 2





Photo 4

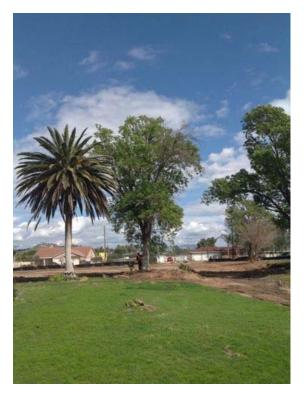




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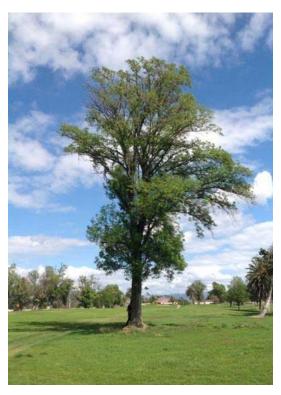




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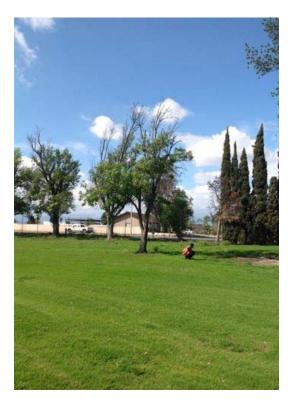




Photo 9



Photo 11

Photo 10



Photo 12





Photo 13

Photo 14





Photo 15

Photo 16





Photo 17

Photo 18





Photo 19

Photo 20





Photo 22

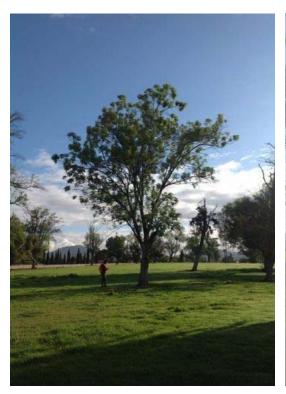




Photo 24





Photo 25

Photo 26





Photo 27

Photo 28





Photo 29

Photo 30





Photo 31

Photo 32









Photo 35

Photo 36





Photo 37

Photo 38





Photo 39

Photo 40





Photo 42





Photo 43

Photo 44





Photo 45

Photo 46





Photo 47

Photo 48





Photo 49

Photo 50





Photo 51

Photo 52





Photo 53

Photo 54





Photo 56





Photo 58





Photo 59

Photo 60





Photo 61

Photo 62





Photo 63

Photo 64





Photo 65

Photo 66





Photo 67

Photo 68





Photo 69

Photo 70





Photo 71

Photo 72





Photo 73

Photo 74





Photo 75

Photo 76





Photo 77

Photo 78





Photo 79

Photo 80





Photo 81

Photo 82





Photo 83

Photo 84





Photo 86





Photo 88

8.0c Appendix C: Parcel 2 Tree Photo Catalogue



Photo 1

Photo 2





Photo 3





Photo 5

Photo 6





Photo 8





Photo 9

Photo 10





Photo 11

Photo 12





Photo 13

Photo 14





Photo 15

Photo 16





Photo 17

Photo 18





Photo 19

Photo 20





Photo 21

Photo 22





Photo 24





Photo 25

Photo 26



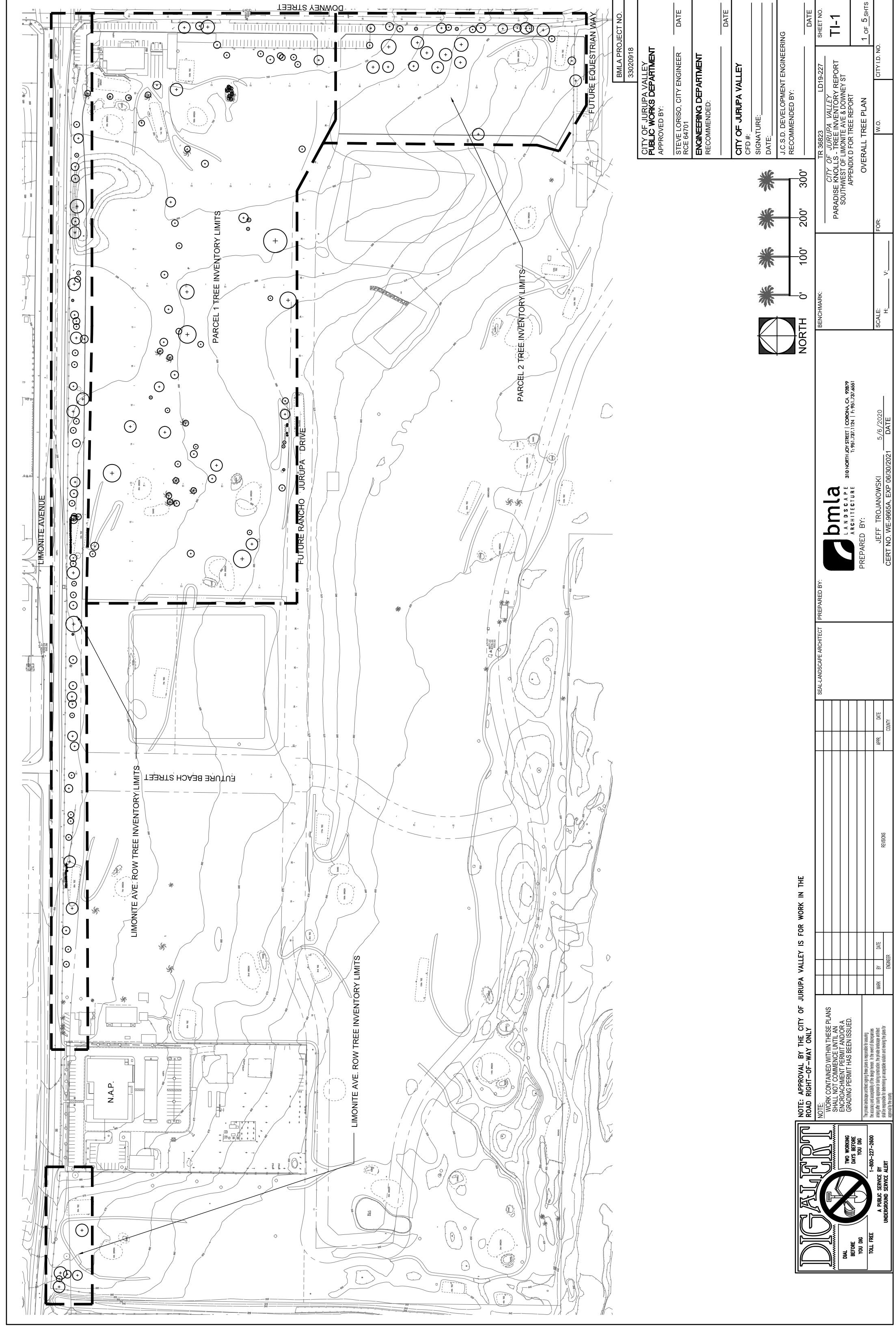


Photo 27

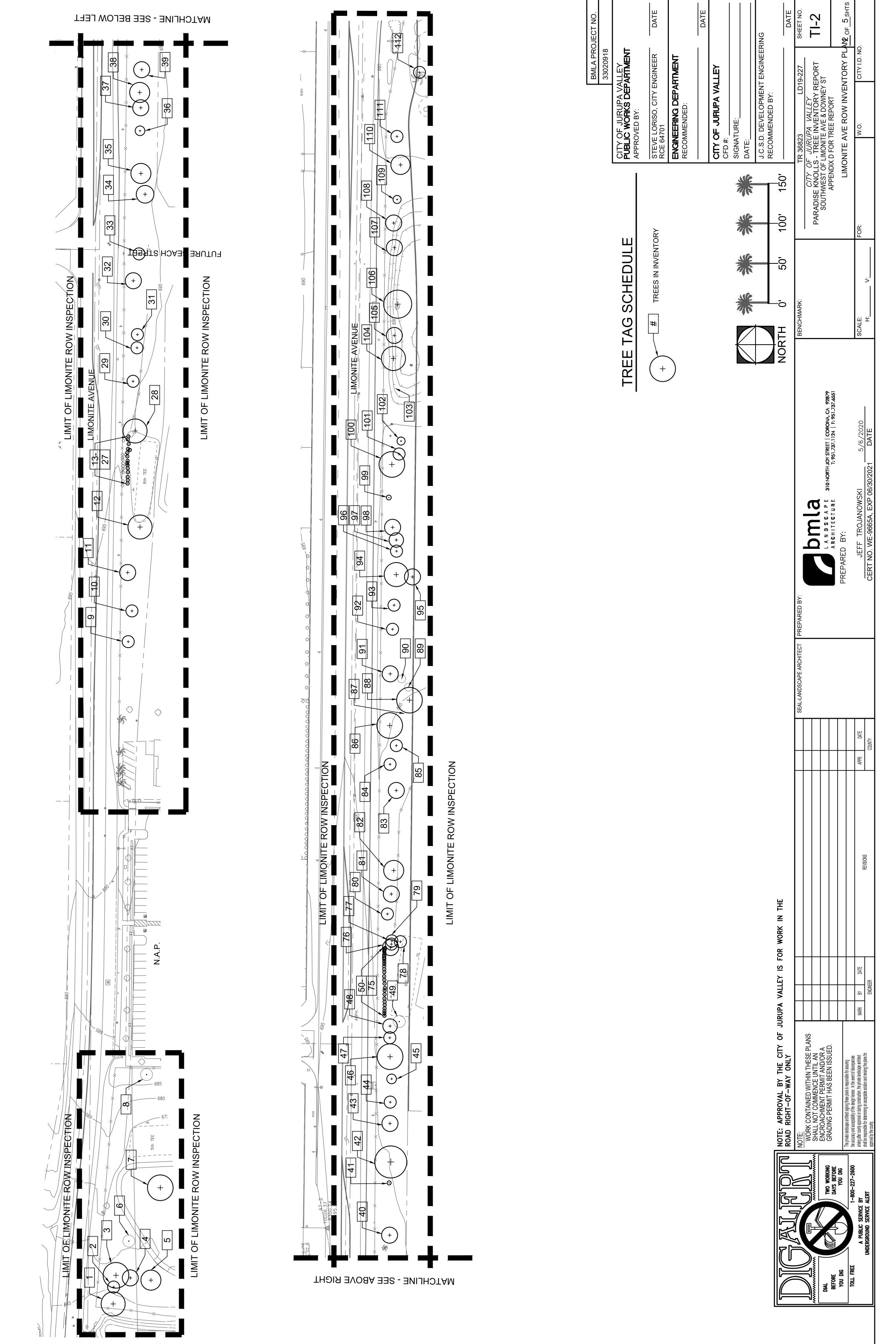
Photo 28



Photo 29

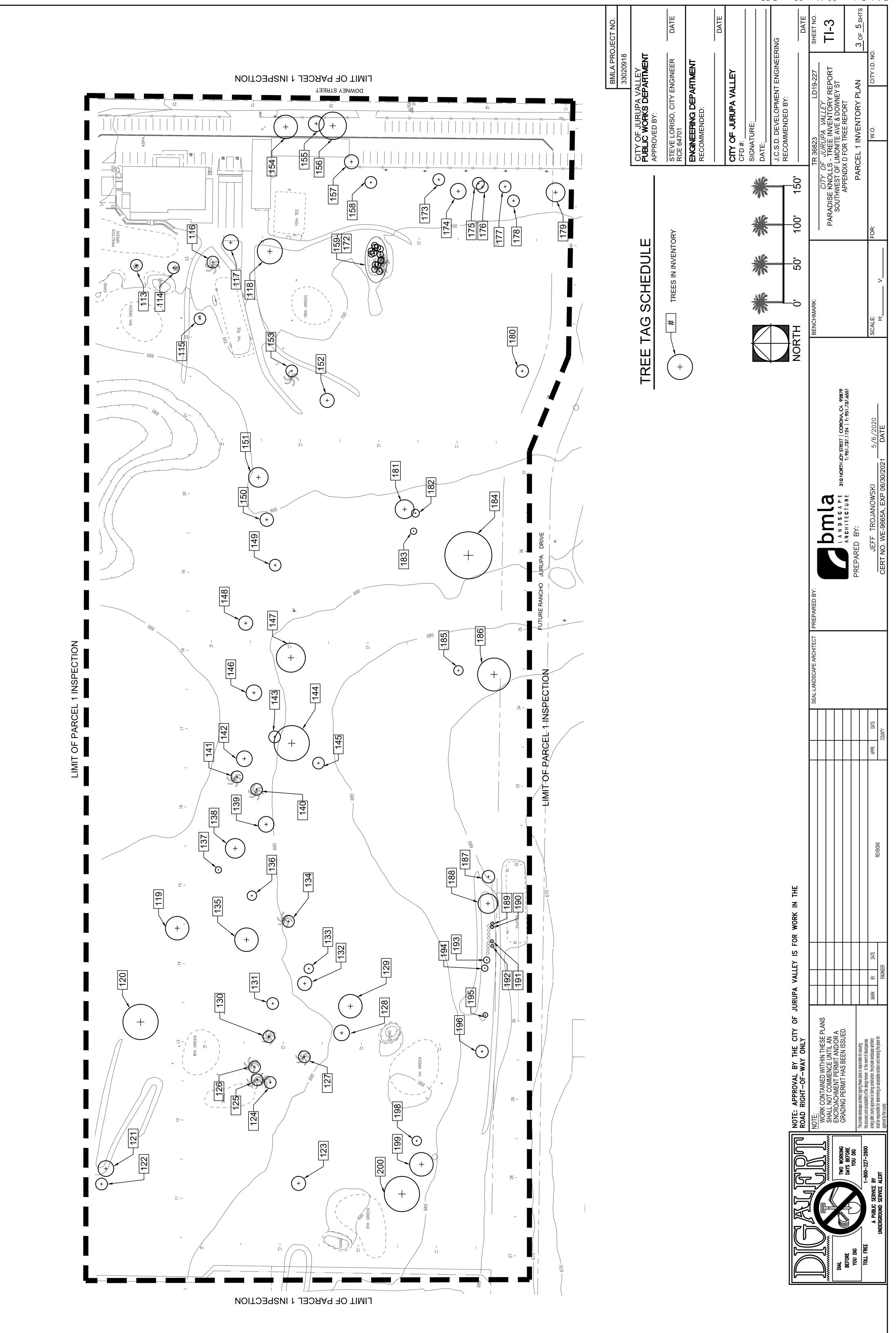


CERT NO. WE-9665A, EXP 0	COUNTY		NEER
JEFF TROJANOWSK	APR. DATE	SNOISIAE	DATE
PREPARED BY:			
ARCHITECTURE			
LANDSCAPE			



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FOR
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CERT NO. WE-9665A, EXP 06		COUNTY		GINEER	ப
JEFF TROJANOWSKI	DATE	APPR. DA	SINCISIA	DATE	
PREPARED BY:					
ARCHITECTURE					
LANDSCAPE					



- 4 . NO.	TR 36823 LD19-227 CITY OF JURUPA VALLEY PARADISE KNOLLS - TREE INVENTORY REPORT SOUTHWEST OF LIMONITE AVE & DOWNEY ST APPENDIX D FOR TREE REPORT	50' 100' 150'	×		TREES IN INVENTORY STEVE LORISO, CITY ENGINEER DATE RCE 64701	SCHEDULE CITY OF JURUPA VALLEY PUBLIC WORKS DEPARTMENT APPROVED BY:	BMLA PROJECT NO. 33020918
H. K.	BENCHMARK:	NORTH 0'			+ TREES	TREE TAG SCH	
310 NORTH JOY STREET CORONA, CA 92879 T: 951.737.1124 F: 951.737.6551 T: 951.737.6551 T: 951.737.6551 T: 951.737.6551 124 F: 951.737.6551 137.6551 06/30/2021 DATE	310 NORTH JOY STREET CORONA, CA 92875 T: 951.737.1124 F: 951.737.655						

	LIMIT OF PARCEL 2 INSPECTION	
LIMIT OF PARCEL 2 INSPECTION FUTURE RANCHO JURUPA DRIVE		LIMIT OF PARCEL 2 INSPECTION
		_ <u>}</u>

IS FOR WORK IN THE

JEFF TROJANOWSKI CERT NO. WE-9665A, EXP 06/30 PREPARED BY: REVISIONS DATE

PREPARED BY:

SEAL-LANDSCAPE ARCHITECT

	NOTE: APPROVAL BY THE CITY OF JURUPA VALLEY ROAD RIGHT-OF-WAY ONLY	RUPA	VALLI	Σ
	NOTE:			
	WORK CONTAINED WITHIN THESE PLANS			
	SHALL NOT COMMENCE UNTIL AN			
DIAL DIAL				
BEFORE DAYS BEFORE	GRADING FERMILI HAS DEEN ISSUED.			
Lon Die Lon Die Lon Die				
TAIL EBEE 1 800 007 9600	The private landscape architect signing these plans is responsible for assuming			
	ure accuracy and acceptacing of the design referent. In the event of acceptancies		ž	
A PUBLIC SERVICE BY	ansing aner county approval or ouring construction, ure private lanoisable and interd shall be consisted for determining an associately cut the same frequencies.	MARK	BY	DA
UNDERGROUND SERVICE ALERT	and up responsible for occumining an acceptable solution and revising the parts for approval by the county.		ENGINEER	œ.

5 OF 5 SHTS - Tree Protection fence: Chain link fencing. Steel posts installed at 8' o.c. TP-1 DATE SHEET NO. DATE DATE - 2" x 6' steel posts or approved equal. BMLA PROJECT NO Ę. 4- No equipment shall operate inside the protective fencing including during fence installation and removal. Maintain existing grade with the tre protection fence
 unless otherwise indicated on the plans. additional tree ied exce - 5" thick layer of mulch. 2- If there is no existing irrigation, see specifications for watering requirement J.C.S.D. DEVELOPMENT ENGINEERING RECOMMENDED BY: No pruning shall be perfor by approved arborist. CITY I.D. NO. IRRIGATION SHALL NOT BE PLACED WITHIN THE ROOT PROTECTION ZONE. IF A MAINLINE AND OR WATER DISTRIBUTION LINES (LATERAL LINES) ARE SHOWN THROUGH THE ROOT PROTECTION ZONE, IT SHALL BE MANEUVERED AROUND THE ROOT PROTECTION ZONE AND NOT PLACED WITHIN. NO EXCEPTIONS. 33020918 CITY OF JURUPA VALLEY PUBLIC WORKS DEPARTMENT APPROVED BY: Notes: 1- See specifications for a protection requirements. STEVE LORISO, CITY ENGINEER RCE 64701 ENGINEERING DEPARTMENT RECOMMENDED: DIRECTION WHEN IN CONTACT WITH A ROOT. CITY OF JURUPA VALLEY PARADISE KNOLLS - TREE INVENTORY REPORT SOUTHWEST OF LIMONITE AVE & DOWNEY ST APPENDIX E FOR TREE REPORT CFD #: LD19-227 TREE PROTECTION PLAN ALL D A STATISTICS CONTRACTOR SIGNATURE: W.O. TR 36823 DATE: Crown drip line or other limit of Tree Protection area. See tree preservation plan for fence alignment. A STAN the second the week 60' TREES TO BE PROTECTED IN PLACE SECTION VIEW 5. TEMPORARY 6' HIGH CONSTRUCTION FENCE WITH SIGNS PER DETAIL UTILITIES SHALL BE PLACED OUTSIDE THE ROOT PROTECTION ZONE. IF IN THE EVENT THEY NEED TO BE PLACED WITHIN THE ROOT PROTECTION ZONE, THE CONTRACTOR SHALL HAND DIG ALL TRENCHES, AND MANEUVER AROUND ALL MAJOR STRUCTURAL ROOTS AND SLEEVE THE UTILITY 2' IN EITHER TREE CANOPIES SHOWN ARE CONCEPTUAL ONLY. WHEN PLACING PROTECTION FENCING, CONTRACTOR SHALL PLACE 5'-0" OUTSIDE OF THE DRIPLINE OF THE TREE OR 15' FROM THE TRUNK, WHICHEVER IS GREATER. DURING HAND EXCAVATION, IF ROOTS LARGER THAN 3" ARE ENCOUNTERED, THE CERTIFIED ARBORIST IS TO BE CALLED AND MADE AWARE OF THESE ROOTS. IN THEIR PRESENCE, THE ROOTS SHALL BE CUT WITH CLEAN STRAIT CUTS TO THE DISCRETION OF THE CERTIFIED ARBORIST. WITHIN THE TREE PROTECTION ZONE: 2.1. NO MECHANICAL EXCAVATION IS ALLOWED. ONLY HAND DIGGING 2.2. NO HEAVY EQUIPMENT OR TOOL STORAGE 2.3. NO MATERIAL STORAGE TREE PROTECTION DETAIL 40' ĨŊŊŊ, Ê OR: S SCHEDULE 2 TION 5 100 Jarles J 20' J Draft -Щ :.' `` 0 BENCHMARK TREE NOTES TAG SCALE: H: 1/4" = 1'-0" (#) NORTH "0-'4 0 8.5" x 11" -sign laminated in plastic spaced every 50' along the fence. 2. 2.1. 2.2. TREE 2.3. -. .. 4 +RTH JOY STREET | CORONA, CA 92879 T: 951.737.1124 | F: 951.737.6551 5/5/2020 DATE

Print Date: 05 May 20 - 3:54 pm

