



REGULAR MEETING AGENDA OF THE JURUPA VALLEY CITY COUNCIL

Thursday, September 17, 2020

Regular Session: 7:00 p.m.

City Council Chamber

8930 Limonite Avenue, Jurupa Valley, CA 92509

Special Notice

In an effort to prevent the spread of COVID-19 (Coronavirus), and in accordance with the Governor's Executive Order N-29-20, the City of Jurupa Valley is urging those wishing to attend the Council meeting, to avoid attending the meeting and watch the live webcast, which can be accessed at this link: <https://www.jurupavalley.org/422/Meeting-Videos> Public Comments may either be made in person or by submitting them by email to the City Clerk at CityClerk@jurupavalley.org Members of the public are encouraged to submit email comments prior to 6:00 p.m. the day of the meeting but email comments must be submitted prior to the item being called by the Mayor. The City Clerk shall announce all email comments, provided that the reading shall not exceed three (3) minutes, or such other time as the Council may provide, because this is the time limit for speakers at a Council Meeting. The City cannot accept comments on Agenda items during the Council Meeting on Facebook, social media or by text.

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

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

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF AGENDA

5. PRESENTATIONS

6. PUBLIC APPEARANCE/COMMENTS

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

- 7. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS**
- 8. CITY COUNCIL MEMBER ORAL/WRITTEN REPORTS REGARDING REGIONAL BOARDS AND COMMISSIONS**
 - A. MAYOR ANTHONY KELLY, JR.**
 - 1. UPDATE ON THE NORTHWEST MOSQUITO AND VECTOR CONTROL DISTRICT MEETING OF SEPTEMBER 17, 2020**
 - B. MAYOR PRO TEM LORENA BARAJAS**
 - 1. UPDATE ON THE WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY - BOARD OF DIRECTORS MEETING OF SEPTEMBER 16, 2020**
 - C. COUNCIL MEMBER CHRIS BARAJAS**
 - 1. UPDATE ON THE WESTERN COMMUNITY ENERGY JOINT MEETING OF THE BOARD OF DIRECTORS AND TECHNICAL ADVISORY COMMITTEE MEETING OF SEPTEMBER 9, 2020**
 - D. COUNCIL MEMBER BRIAN BERKSON**
 - 1. UPDATE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION MEETING OF SEPTEMBER 9, 2020**
 - 2. UPDATE ON THE MOBILE SOURCE AIR POLLUTION REDUCTION REVIEW COMMITTEE MEETING OF SEPTEMBER 17, 2020**

E. COUNCIL MEMBER MICHEAL GOODLAND

- 1. UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS - EXECUTIVE COMMITTEE MEETING OF SEPTEMBER 16, 2020**

9. CITY MANAGER'S UPDATE

10. APPROVAL OF MINUTES

A. SEPTEMBER 3, 2020 REGULAR MEETING

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

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

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

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

B. RESOLUTION OF INTENTION TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2020-001 (SHADOW ROCK) GENERALLY LOCATED EAST OF THE INTERSECTION OF 30TH STREET AND SIERRA AVENUE, TRACTS 31894 AND 37470

Requested Action: That the City Council adopt Resolution No. 2020-77, entitled:

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

12. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

13. PUBLIC HEARINGS

A. PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING SECTION 7.50.010 OF THE JURUPA VALLEY MUNICIPAL CODE RELATED TO UNDERGROUNDING EXISTING AND NEW UTILITY LINES AND DETERMINING THAT THE PROPOSED MUNICIPAL CODE AMENDMENT

IS EXEMPT FROM CEQA (CONTINUED FROM THE SEPTEMBER 3, 2020 MEETING)

Requested Action: That the City Council conduct a first reading and introduce Ordinance No. 2020-12, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA AMENDING SECTION 7.50.010 OF THE JURUPA VALLEY MUNICIPAL CODE RELATED TO UNDERGROUNDING EXISTING AND NEW UTILITY LINES, AND DETERMINING THAT THE PROPOSED MUNICIPAL CODE AMENDMENT IS EXEMPT FROM CEQA

- B. PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 20131: EXTENSION OF TIME (EOT) FOR CONDITIONAL USE PERMIT (CUP) NO. 17004 FOR A PROPOSED CHEVRON GAS STATION AND CONVENIENCE STORE WITH BEER AND WINE SALE FOR OFF-SITE CONSUMPTION AND FUTURE DRIVE-THRU RESTAURANT LOCATED AT THE NORTHWEST CORNER OF PEDLEY ROAD AND BEN NEVIS BOULEVARD (APNS: 169-031-003; 169-031-004; 169-031-005; 169-031-006; 169-031-008 & 169-031-009) (APPLICANT: SHIELD TECH, LLC)**

Requested Action: That the City Council adopt Resolution No. 2020-78, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN EXTENSION OF TIME FOR CONDITIONAL USE PERMIT NO. 17004 TO PERMIT CONSTRUCTION OF A GAS STATION WITH THE CONCURRENT SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION, A CONVENIENCE STORE, INCLUDING THE SALE OF MOTOR VEHICLE FUEL, AND A DRIVE-THRU RESTAURANT PAD ON APPROXIMATELY 3.52 ACRES OF REAL PROPERTY LOCATED ON THE NORTHWEST CORNER OF PEDLEY ROAD AND BEN NEVIS BOULEVARD (APNS : 169-031-003, -004, -005, -006, -008, -009) IN THE SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONE, AND DETERMINING THAT NO FURTHER CEQA REVIEW IS REQUIRED

14. COUNCIL BUSINESS

- A. CONSIDERATION OF MASTER APPLICATION (MA) NO. 20090: A REQUEST FOR A WAIVER OF THE MINIMUM AREA REQUIREMENT OF THE PROPOSED R-4 (PLANNED RESIDENTIAL) ZONE FOR A 25-LOT SINGLE-FAMILY SUB-DIVISION LOCATED AT THE SOUTHEAST CORNER OF MISSION BOULEVARD AND AGATE STREET (APN'S: 171-101-072 & 171-101-073) (APPLICANT: RC HOBBS COMPANIES)**

Requested Action: That the City Council approve a waiver of the minimum project site area requirement in order to allow the applications for a proposed 25 single-family

lot subdivision, including a Change of Zone to R-4 Zone (Planned Residential), to be processed at further public hearings and City Council action.

15. CITY ATTORNEY'S REPORT

16. COUNCIL MEMBER REPORTS AND COMMENTS

17. ADJOURNMENT

Adjourn to the Regular Meeting of October 1, 2020 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

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

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

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

**MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
September 3, 2020**

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

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

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

Mayor Anthony Kelly called the closed session meeting to order at 6:01 p.m.

2. CONVENE TO CLOSED SESSION

A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEM

There were no public comments regarding the closed session item.

- B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS.** The City Council met in closed session pursuant to Government Code Section 54956.8 regarding the potential purchase of real property located at 5293 Mission Boulevard, Jurupa Valley 92509 (former Riverside County Fleet Services building). The parties to the negotiations for the purchase of the property were: City of Jurupa Valley and County of Riverside. Negotiators for the City of Jurupa Valley were: Rod Butler, George Wentz and Peter Thorson. Under negotiation are the price and terms of payment for the potential purchase of the property.

3. RECONVENE IN OPEN SESSION

A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION

City Attorney Peter Thorson announced that there were no reportable actions taken.

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

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

Mayor Anthony Kelly called the regular meeting to order at 7:08 p.m. Mayor Pro Tem Lorena Barajas participated via teleconference.

5. **INVOCATION** was given by Pastor Jeremy Williams, Grace Fellowship Church.
6. **PLEDGE OF ALLEGIANCE** was led by City Attorney Peter Thorson.
7. **APPROVAL OF AGENDA**

A motion was made by Council Member Micheal Goodland, seconded by Council Member Chris Barajas, to approve the Agenda. A roll call vote was taken.

Roll Call:

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

8. **PRESENTATIONS**

A. **UPDATE ON JURUPA AREA RECREATION AND PARK DISTRICT PROJECTS AND PROGRAMS – PRESENTED BY COLBY DIUGUID, GENERAL MANAGER**

Colby Diuguid, General Manager of the Jurupa Area Recreation and Park District provided an update on the COVID-19 (coronavirus) pandemic and its effect on the JARPD's parks and programs. He provided an update on upcoming recreation programs that will be available for residents to enjoy. He noted that a cooling center will be open this weekend due to the excessive heat that is expected. He announced that a food distribution program is operating in conjunction with the Eddie Dee Smith Senior Center, which is providing quality and nutritional food to those in need. He provided an update on some of their new facilities and their planned opening dates.

9. **PUBLIC APPEARANCE/COMMENTS**

Colin Markovich, representing the office of Assembly Member Sabrina Cervantes reported that two pieces of legislation authored by Assembly Member Cervantes have passed the legislature. This includes AB 1457, which would establish a job training center network in partnership with the California Community Colleges to help create jobs. AB 2730 seeks to ensure that counties and cities benefit from sharing and providing logistical support to meet evacuation needs during declared emergencies and would ensure that access and functional needs populations are given consideration in development of any emergency plans. He added that the Assembly Member's Office is offering to assist residents who are having difficulties receiving their unemployment benefits. Anyone needing assistance is encouraged to contact their office at (951) 371-6860.

10. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

Mayor Anthony Kelly encouraged everyone to continue to practice social distancing and to wear a facemask as it keeps everyone safe. He noted that this upcoming Labor Day will honor and celebrate the achievements of American workers.

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

A. MAYOR ANTHONY KELLY, JR.

- 1. Mayor Kelly gave an update on the Riverside Transit Agency Committee meeting of September 2, 2020.**

12. CITY MANAGER'S UPDATE

City Manager Rod Butler announced that City Hall will be closed in observance of Labor Day on Monday, September 7, 2020. City Hall will resume regular office hours on Tuesday, September 8, 2020.

A. AUTHORIZATION TO RESTORE IN-PERSON PUBLIC COMMENT AT CITY COUNCIL MEETINGS WITH APPROPRIATE SOCIAL DISTANCING MEASURES

City Manager Rod Butler presented the staff report.

Council Member Chris Barajas voiced support of opening the Council Chamber, as it will allow those who feel strongly about an issue to make in-person public comments.

Council Member Brian Berkson requested that City staff should be prepared to manage an overflow crowd with audio speakers outside the Council Chamber should that need arise.

Mayor Pro Tem Lorena Barajas questioned what the planned capacity would be for the safety of residents and the safety of City staff.

Further discussion followed regarding how restoring in-person public comments would be managed in light of the COVID-19 precautions.

A motion was made by Mayor Pro Tem Lorena Barajas, seconded by Council Member Chris Barajas to direct City staff to plan for restoring in-person public comments with social distancing protections beginning with the September 17, 2020 meeting. This would include close monitoring of the number of audience members and would include the option of electronic

public comments for those who wish to continue with the current practice of having the City Clerk to read the public comments aloud.

A roll call vote was taken.

Roll Call:

Ayes: C. Barajas, B. Berkson, L. Barajas, M. Goodland, A. Kelly

Noes: None

Absent: None

13. APPROVAL OF MINUTES

A. AUGUST 18, 2020 SPECIAL MEETING

B. AUGUST 20, 2020 REGULAR MEETING

A motion was made by Mayor Pro Tem Lorena Barajas, seconded by Council Member Micheal Goodland, to approve the Minutes of the August 18, 2020 special meeting and the August 20, 2020 regular meeting. A roll call vote was taken.

Roll Call:

Ayes: C. Barajas, B. Berkson, L. Barajas, M. Goodland, A. Kelly

Noes: None

Absent: None

14. CONSENT CALENDAR

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

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

B. CONSIDERATION OF CHECK REGISTER IN THE AMOUNT OF \$ 2,266,513.55 – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

Requested Action: That the City Council ratify the check registers dated July 30 and August 6, 13, and 20, 2020 as well as the payroll registers dated July 24, 31 and August 7, 2020.

C. ACCEPTANCE OF OFFERS OF DEDICATION AND ABUTTER'S RIGHTS FOR THE VERNOLA MARKETPLACE APARTMENT COMMUNITY LOCATED ON THE NORTH SIDE OF 68TH STREET BETWEEN PATS RANCH ROAD AND CALTRANS RIGHT OF WAY AND ON THE WEST SIDE OF PATS RANCH ROAD NORTH OF 68TH STREET (APPLICANT: BMF IV CA JURUPA VALLEY CROSSROADS, LLC)

1. Requested Action: That the City Council accept the dedication as follows:
 - a. Accept the offer of dedication of an easement for public road and drainage purposes including public utility and public services purposes over Parcel "A" as shown in the staff report as Exhibit B of DED20-001.
 - b. Accept the offer of dedication of abutter's rights over Parcel "A" as shown in the staff report as Exhibit B of DED20-001.
2. Authorize the Director of Public Works and City Clerk to sign the Acceptance of Dedication.

D. APPROVAL OF AGREEMENTS WITH REACH OUT AND THE JURUPA VALLEY CHAMBER OF COMMERCE FOR FY 2020-21 FUNDING – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

Requested Action: That the City Council approve the Reach Out and Jurupa Valley Chamber of Commerce Agreements for FY 2020/21 funding, and authorize the Mayor to execute the Agreements.

E. BIENNIAL REVIEW OF THE CITY OF JURUPA VALLEY'S CONFLICT OF INTEREST CODE

Requested Action: Direct the City Manager to initiate the 2020 Biennial Review of the City's Conflict of Interest Code to determine if there is a need to amend the Code.

A motion was made by Council Member Micheal Goodland, seconded by Council Member Chris Barajas, to approve the Consent Calendar, with the exception of Items Nos. 14.B and 14.D. A roll call vote was taken.

Roll Call:

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

15. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

14.B CONSIDERATION OF CHECK REGISTER IN THE AMOUNT OF \$2,266,513.55

Council Member Brian Berkson requested that Item 14.B be removed from the Consent Calendar for further discussion.

Connie Cardenas, Administrative Services Director, provided additional information and responded to Council's questions.

A motion was made by Mayor Pro Tem Lorena Barajas, seconded by Council Member Brian Berkson, to ratify the check registers dated July 30 and August 6, 13, and 20, 2020 as well as the payroll registers dated July 24, 31 and August 07, 2020.

A roll call vote was taken.

Roll Call:

Ayes: C. Barajas, B. Berkson, L. Barajas, M. Goodland, A. Kelly

Noes: None

Absent: None

14.D APPROVAL OF AGREEMENTS WITH REACH OUT AND THE JURUPA VALLEY CHAMBER OF COMMERCE FOR FY 2020-21 FUNDING

Council Member Chris Barajas requested that Item 14.D be removed from the Consent Calendar for further discussion. Council Member Chris Barajas suggested that there be concrete goals and objectives made part of each agreement.

Further discussion followed.

Connie Cardenas, Administrative Services Director, provided additional information and responded to Council's questions.

A motion was made by Council Member Brian Berkson, seconded by Council Member Chris Barajas, to table this item to the October 1, 2020 meeting to allow Reach Out and the Chamber of Commerce to provide goals and objectives as part of their scope of work.

A roll call vote was taken.

Roll Call:

Ayes: C. Barajas, B. Berkson, L. Barajas, M. Goodland, A. Kelly

Noes: None

Absent: None

16. PUBLIC HEARINGS

- A. CONTINUED PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 16224: GENERAL PLAN AMENDMENT (GPA) NO. 16006, CHANGE OF ZONE (CZ) NO. 16011, TENTATIVE PARCEL MAP (TPM) NO. 37126 AND SITE DEVELOPMENT PERMIT (SDP) NO. 16043 FOR MISSION GATEWAY PLAZA & MISSION GATEWAY VILLAS (A MIXED USE PROJECT CONSISTING OF COMMERCIAL AND 68-UNIT MULTI-HOUSING DEVELOPMENT) LOCATION: NORTHEAST CORNER OF MISSION BOULEVARD AND CRESTMORE ROAD (APNS: 179-330-002, 003, 004, 005 & 006) (APPLICANT: NORTHTOWN HOUSING DEVELOPMENT CORPORATION) (CONTINUED FROM THE AUGUST 6, 2020 MEETING)**

Mayor Pro Tem Lorena Barajas announced that she would recuse herself from this matter because of a conflict of interest as her firm has contracts with the applicant's firm. Mayor Pro Tem Barajas turned off her microphone and exited the meeting room.

Rocio Lopez, Senior Planner, presented the staff report. Ms. Lopez clarified that the applicant has requested additional time to present their project and address the Council's previous comments.

Mayor Kelly opened the public hearing.

A motion was made by Council Member Micheal Goodland, seconded by Council Member Brian Berkson, to continue the public hearing to the October 1, 2020 meeting in order to allow the applicant additional time to address the Council's comments and revise plans accordingly.

A roll call vote was taken.

Roll Call:

Ayes: C. Barajas, B. Berkson, M. Goodland, A. Kelly

Noes: None

Absent: None

Abstained: L. Barajas

Mayor Pro Tem Lorena Barajas returned to the meeting.

B. PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING SECTION 7.50.010 OF THE JURUPA VALLEY MUNICIPAL CODE RELATED TO UNDERGROUNDING EXISTING AND NEW UTILITY LINES AND DETERMINING THAT THE PROPOSED MUNICIPAL CODE AMENDMENT IS EXEMPT FROM CEQA

Steve Loriso, City Engineer, presented the staff report.

Following discussion, Council Member Brian Berkson suggested various language modifications to the proposed ordinance.

Steve Loriso, City Engineer, provided additional information and responded to Council's questions.

Further discussion followed.

George Wentz, Deputy City Manager, provided additional information and responded to Council's questions.

Mayor Kelly opened the public hearing.

There were no public comments.

A motion was made by Council Member Brian Berkson, seconded by Council Member Chris Barajas, to continue the public hearing to the September 17, 2020 meeting and direct staff to prepare a revised ordinance with Council's suggested changes. A roll call vote was taken.

Roll Call:

Ayes: C. Barajas, B. Berkson, L. Barajas, M. Goodland, A. Kelly

Noes: None

Absent: None

17. COUNCIL BUSINESS

A. INTRODUCTION OF AN ORDINANCE AMENDING THE JURUPA VALLEY MUNICIPAL CODE BY ADDING CHAPTER 11.75 TO REGULATE SMOKING IN CERTAIN AREAS INCLUDING MULTI-UNIT RESIDENCES, HOTELS, PUBLIC AREAS, PRIVATE PLAZAS, AND OUTDOOR BUSINESS AREAS

City Attorney Peter Thorson presented the staff report. Mr. Thorson clarified that this ordinance was requested by Council Member Chris Barajas.

Further discussion followed.

Mayor Kelly called for any public comments.

Carmina Ortiz spoke in support of the proposed ordinance, stating that as a mother of three asthmatics, she knows the difficulty and desperation of children trying to breathe. She added that there is enough pollution in the environment and a person's home should be protected from pollution.

Christine Jones spoke in support of the proposed ordinance, stating that secondhand smoke is detrimental to the health of non-smokers, especially children.

Neila Toledo spoke in support of the proposed ordinance. She stated that the ordinance will promote better health by reducing respiratory infections and symptoms. She noted that her son suffers from asthma and she could not prevent him from inhaling her neighbors' secondhand smoke. She added that children do not choose to be sick; however, adults who choose to smoke can affect many innocent lives.

Nancy Cottom voiced opposition to the proposed ordinance. She stated that she has resided in Country Village Senior Apartments for 34 years and she is a non-smoker. She noted there are 1,247 apartment homes, approximately 2,500 residents and probably more than 2/3 of them smoke. She cautioned that the proposed ordinance will not be cost effective and will create a conflict among neighbors, many of whom will become the "Smoker's Police."

James Cottom voiced opposition to the proposed ordinance. He questioned how it would be enforced and whether citizens would be cited for a smoking offense. He voiced concern that the proposed ordinance would be detrimental to the apartment industry. He encouraged the Council to find ways to help the City's veterans, seniors, and those who are unemployed or suffer from mental health issues.

Diana Fox, Executive Director, Reach Out, spoke in support of the proposed ordinance. She stated that the health of Jurupa Valley's residents is paramount to her and her family. Limiting exposure to secondhand smoke in multi-unit residences such as apartment buildings, condominium complexes, and senior housing can provide an opportunity for everyone to live smoke-free. She noted that the ordinance ensures that it is phased in over time so that it is fair to all – residents, landlords and the community. It also ensures that evictions are not an option, which is critical, especially during these times.

Melinda Rivera spoke in support of the proposed Ordinance. She stated that as an American Cancer Society Cancer Action Network volunteer, she believes that everyone deserves to breathe clean air in their homes, regardless of whether they can afford to rent or buy. She noted that the U.S. Surgeon General has declared that there is no safe level of exposure to secondhand smoke. Adoption of this policy will protect the City's most vulnerable population who live in multi-unit housing.

Tyler Byrne spoke in support of the proposed ordinance. He stated that the Surgeon General's warnings that there is no acceptable "risk-free" level of exposure from secondhand smoke is a valid reason why smoking should not be permitted in multi-unit housing. He encouraged the Council to do their own research and support the ordinance, as it will protect the community's children and help ensure that they grow into healthy and active citizens.

Cesar Carrasco spoke in support of the proposed ordinance. He recalled being affected by secondhand smoke when he was a child that would find its way into vents, under doors and through windows. He noted that it is difficult to avoid secondhand smoke while living in an apartment building and oftentimes, families do not have a choice as to whether they live in an apartment or a home due to socioeconomic factors.

Rebecca Byrne spoke in support of the proposed ordinance. She asked the Council to adopt the ordinance as it will protect the community's children.

Delia Castillo spoke in support of the proposed ordinance. She stated that children have the right to breathe clean air in their homes which is the refuge where they are kept safe. She cited a study that secondhand smoke caused more than 7,300 lung cancer deaths during 2005-2009 among non-smoking adults in the U.S.

Martha Carrasco spoke in support of the proposed ordinance. She stated that as the Chair of Healthy Jurupa Valley's Safety and Readiness Action Team, she assisted and provided input on the proposed ordinance. She stated that the ordinance will promote better health, reduce respiratory infections, and create a safer environment for the community's residents. She added that this ordinance may not be used as a grounds to terminate tenancy.

Patty Tewell spoke in support of the proposed ordinance as the City's children deserve to breathe clean air.

Mariela Loera spoke in support of the proposed ordinance. She stated that all communities, regardless of income and housing infrastructure, have the right to clean and healthy air. Smoke-free multi-unit housing will increase the quality of air in these settings and will reduce the negative health effects that these communities are experiencing.

Brittney Bol, representing the American Cancer Society Cancer Action Network stated that they have received a grant to address tobacco related health disparities among the Hispanic/Latino community in Riverside County. Their project, VIVE, which stands for "Important Lives, Elevated Neighborhoods," focuses on building community capacity through community engagement to empower people to make positive changes in their community. She noted that the U.S. Surgeon General declared that there is no safe level of exposure to secondhand smoke. Children, low-income tenants of affordable housing, and members of racial and ethnic

minority groups are disproportionately exposed to secondhand smoke and smoke-free housing policies have shown potential to reduce exposure in these populations.

Jacqueline Lee questioned how the non-smoking areas would accommodate smokers. She noted that smoking areas are often located in back alleys, without shelter or in a location that is too far for a disabled elderly person. She asked that this issue be considered when designing proposed smoking areas.

Linda Thompson spoke in support of the proposed ordinance. As an American Cancer Society Cancer Action Network volunteer, she relayed how she helped take care of relatives whose deaths were caused by smoking. She encouraged the Council to pass the ordinance as it will provide smoke-free protection for those who live in multi-unit housing.

At the request of Council Member Chris Barajas, City Attorney Peter Thorson clarified that the proposed ordinance would govern common interest developments such as Country Village. The ordinance includes a process whereby each owner would designate their unit as smoking or non-smoking. If the resident vacates that unit it would automatically be designated as non-smoking. He explained that the remedy uses the court system to enforce the non-smoking provisions.

Council Member Chris Barajas spoke in support of the proposed ordinance. He noted that the ordinance includes a measured approach to its implementation and violations may not be used as grounds for an eviction.

Council Member Micheal Goodland stated that he was in favor of banning smoking in public places; however, he believes that the proposed ordinance may be an overreach of local government's authority over a private residence.

Council Member Brian Berkson raised several questions regarding the proposed ordinance, stating that it could be very controversial. He requested that the Council further study the provisions in the ordinance as there is vagueness concerning the cost of enforcement, how and when citations will be issued, whether the ordinance would apply to all city parks and county libraries, and how the proposed ordinance would impact the two existing hotels in the city. He asked for clarification as to whether there have been any legal challenges to similar ordinances.

Mayor Pro Tem Lorena Barajas spoke in support of the proposed ordinance, stating that there are thousands of residents that choose not to smoke because of its harmful effects. She noted that the Council is charged with keeping its residents safe and smoking is one of the three leading causes of preventable death. She understands that the ordinance needs some further work; however, this is not a far-fetched idea as there are many other cities that have passed similar ordinances.

Further discussion followed.

Mayor Kelly stated that this is a good start and he is looking forward to working towards a finalized ordinance that addresses some of the comments made this evening.

Further discussion followed.

City Attorney Peter Thorson offered to bring back the ordinance at a later date to address the issues that the Council discussed.

B. CONSIDERATION OF AN URGENCY ORDINANCE ALLOWING RESTAURANTS AND OTHER BUSINESSES TO USE PRIVATE PARKING LOTS AND OTHER AREAS FOR EXPANDED DINING AND SALES AREAS

City Attorney Peter Thorson presented the staff report.

A motion was made by Mayor Pro Tem Lorena Barajas, seconded by Council Member Micheal Goodland, to adopt Urgency Ordinance No. 2020-14, entitled:

A REVISED URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY CREATING A TEMPORARY OUTDOOR USE PERMIT FOR RESTAURANTS AND BUSINESSES TO USE PRIVATE PARKING LOTS

A roll call vote was taken.

Roll Call:

Ayes: C. Barajas, B. Berkson, L. Barajas, M. Goodland, A. Kelly

Noes: None

Absent: None

18. CITY ATTORNEY'S REPORT

City Attorney Peter Thorson had no report. He clarified that the Council will need to call a special meeting next week to address the sale of the Aqua Mansa Commerce Park Project.

19. COUNCIL MEMBER REPORTS AND COMMENTS

Council Member Chris Barajas requested that staff bring back the mobile vending ordinance that deals with food truck vendors to determine if the vendors could be prohibited from residential areas.

Mayor Anthony Kelly reminded residents to participate in the U.S. Census as the 2020 Census deadline is fast approaching.

Council Member Brian Berkson announced that Metrolink has introduced a new 5-Day Flex Pass that responds to how workers' commuting patterns have changed due to the COVID-19 health crisis. The 5-Day Flex Pass provides five one-day passes customers can use whenever they need to travel, over a 30-day period. Further information is available at: www.metrolink.com

Council Member Micheal Goodland gave an update on the Healthy Jurupa Valley Meeting of September 1, 2020. He discussed AB 262 which deals with the responsibility of local health officials during a public health crisis due to a communicable disease and AB 329 which has to do with mandated sexual health education and HIV prevention education.

Mayor Pro Tem Lorena Barajas wished everyone a safe and enjoyable weekend.

20. ADJOURNMENT

There being no further business before the City Council, Mayor Kelly adjourned the meeting at 10:27 p.m.

The next meeting of the Jurupa Valley City Council will be held September 17, 2020 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,

Victoria Wasko, CMC
City Clerk

City of Jurupa Valley

STAFF REPORT

DATE: SEPTEMBER 17, 2020

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ROD BUTLER, CITY MANAGER

BY: STEVE R. LORISO, P.E.,
CITY ENGINEER/ DIRECTOR OF PUBLIC WORKS

SUBJECT: AGENDA ITEM NO. 11.B

RESOLUTION OF INTENTION TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2020-001 (SHADOW ROCK) GENERALLY LOCATED EAST OF THE INTERSECTION OF 30TH STREET AND SIERRA AVENUE, TRACTS 31894 AND 37470.

RECOMMENDATION

- 1) That the City Council adopt Resolution No. 2020-77, entitled:

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

BACKGROUND

The State legislature enacted the Mello-Roos Act of 1982 (the "Act") to assist public agencies in financing certain public services. The developer, Lennar Homes, requested that the City assist them in forming a district for the City to cover the costs associated with the maintenance of public improvements within the proposed district. The costs involve services for streetlights maintenance including energy charges, operation, maintenance, and administrative costs of streetlights located within the subdivision and along Sierra Avenue and 20th Street; the maintenance of landscape and all landscaping materials such as turf, ground cover, shrub, trees, plants, irrigation and drainage systems, weed control and other abatements, sidewalks, monuments, lights, electricity, and related repair, replacement and inspection; the maintenance, administration and inspections of

stormwater facilities and BMPs including open space area drains, catch basins, open space areas, and any other NPDES/WQMP/BMP related devices; litter and graffiti removal on walls and other amenities, plus normal painting as required within CFD boundaries; and all other services necessary or useful for, or in connection with, the authorized services listed above, including, but not limited to, building a reserve fund for replacement.

The development is proposed to include a total of 432 residential parcels. The CFD is comprised of approximately 67.35 taxable acres or residentially zoned land.

ANALYSIS

Approval of the attached Resolution is required under the Act to levy a special tax and fund certain services. The attached Resolution declares the City Council's intention to form the proposed CFD No. 2020-001 (Shadow Rock) and to authorize the levy of a special tax in accordance with an attached Rate and Method of Apportionment of Special Tax. The attached Resolution is the initial step for forming the CFD pursuant to the procedures prescribed by the Act, which include holding a public hearing and submitting the formation of the proposed CFD No. 2020-001 to the landowners at special election to be conducted by mailed ballot.

The proposed district will have a Maximum Special Tax in the amount of **\$933.00** per taxable unit per year for single residential and multifamily residential parcels, and a Maximum Special Tax of **\$5,982.00** per acre for Non-Residential property. These rates will increase based on the percentage increase in the Consumer Price Index, for Riverside-San Bernardino-Ontario area, with a maximum annual increase of 6% and a minimum annual increase of 2% of the Maximum Special Tax in effect in the previous fiscal year. The owners have filed a petition representing their willingness to move forward.

A public hearing on this matter will take place on October 15, 2020, and at that time the Council will hear any testimony concerning the formation and take action to adopt the "Resolution of Formation".

OTHER INFORMATION

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

FINANCIAL IMPACT

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

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

ALTERNATIVES

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

*****SIGNATURES ON FOLLOWING PAGE*****

Prepared by:


For Carolina Fernandez, E.I.T.
Assistant Engineer


Reviewed by:


Connie Cardenas
Administrative Services Director

Approved as to Form:


Peter M. Thorson
City Attorney

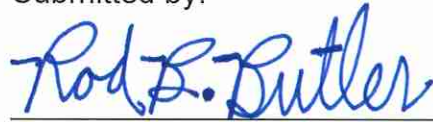
Reviewed by:


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

Reviewed by:


George A. Wentz
Deputy City Manager

Submitted by:


Rod Butler
City Manager

Attachments:

- 1) Resolution No. 2020-77
- 2) Rate and Method of Apportionment

RESOLUTION NO. 2020-77

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

RECITALS:

WHEREAS, this City Council (the “City Council”) of the City of Jurupa Valley (the “City”) has received petitions (the “Petitions”) requesting the institution of proceedings, which are signed by the owners of the land proposed for inclusion in a proposed community facilities district (the “Owners”)] and which meet the requirements of Sections 53318 and 53319 of the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Division 2 of Title 5 of the California Government Code (the “Act”); and

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

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

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

1. Intention. The City Council hereby declares its intention to conduct proceedings for the formation of a community facilities district under the terms of the Act.
2. Name of District. The name of the proposed community facilities district is "City of Jurupa Valley Community Facilities District No. 2020-001 (SHADOW ROCK)" (the "District").
3. Boundaries of District. The exterior boundaries of the District are shown on the map now on file in the office of the City Clerk entitled “Proposed Boundary - Community Facilities District No. 2020-001 (SHADOW ROCK)” (the “Map”). The Map indicates by a boundary line, the extent of the territory included in the proposed District and shall govern for all details as to the extent of the District. On the original and one copy of the Map, the City Clerk shall endorse the certificate evidencing the date and adoption of this Resolution. The City Clerk shall file the original of the Map in her office and, within fifteen days after the adoption of this Resolution, the City Clerk shall file a copy of the Map so endorsed in the records

of the County Recorder, County of Riverside, State of California, and in any event this Map shall be filed no later than fifteen days before the public hearing specified in Section 6 below.

4. **Services.** The type of services proposed to be provided within the District and to be financed under the Act shall consist of those services set forth on Exhibit "A" (the "Services"), attached hereto and incorporated herein by reference. The Services are in addition to services currently provided in the District and are necessary to meet increased demands placed upon the City as a result of the development occurring in the District.
5. **Special Tax.**
 - a. Except where funds are otherwise available to pay for the Services, it is the intention of the City Council, commencing Fiscal Year 2021-2022, to levy annually in accordance with procedures contained in the Act a special tax (the "Special Tax") within the District sufficient to pay for the costs thereof, including incidental expenses. The types of incidental expenses proposed to be incurred are set forth in Exhibit "B." The Special Tax will be secured by recordation of a continuing lien against all non-exempt real property in the District and will be collected in the same manner as ordinary ad valorem property taxes are collected, or in such other manner as may be provided by the City Council including, without limitation, direct billing of the affected property owner, and shall be subject to the same penalties, procedure, sale and lien priority in case of delinquency as applicable for ad valorem property taxes. In the first year in which the Special Tax is levied, the levy shall include a sum sufficient to repay to the City all amounts, if any, transferred to the District pursuant to Section 53314 of the Act and interest thereon.
 - b. The proposed Rate and Method of Apportionment of the Special Tax (the "Rate and Method") among parcels of real property in the District, in sufficient detail to allow each resident or landowner within the proposed District to estimate the maximum amount such resident or owner will have to pay, is shown in Exhibit "C," attached hereto and incorporated herein by reference. The City Council hereby determines the Rate and Method set forth in Exhibit "C" to be reasonable.
6. **Hearing.** A public hearing on the establishment of the District, the extent of the District, the furnishing of Services within the District, and the proposed Rate and Method (the "Hearing") shall be held on October 15, 2020, at 7:00 p.m., or as soon thereafter as practicable, at the City Council Chamber of the City of Jurupa Valley, 8930 Limonite, Jurupa Valley, California 92509. At the Hearing, any interested person or taxpayer, including all persons owning lands or registered to vote within the proposed District, may appear and be heard.

7. Report. The Staff of the City is directed to study the proposed District and prepare for filing at the Hearing the report required by Section 53321.5 of the Act. The staff of the City may delegate to consultants of the City the duty to perform the study and prepare the report.
8. Advances. The City may accept advances of funds or work in-kind from any source, including, but not limited to, private persons or private entities, and is authorized and directed to use such funds or that work in-kind for any authorized purpose, including, but not limited to, paying any cost incurred by the City in creating the District. The City may enter into an agreement with the person or entity advancing the funds or work-in-kind, to repay all or a portion of the funds advanced, or to reimburse the person or entity for the value, or cost, whichever is less, of the work-in-kind, as determined by the City Council, with or without interest.
9. Published Notice. The City Clerk is hereby directed to publish a notice of the Hearing ("Notice") pursuant to Section 6061 of the California Government Code in a newspaper of general circulation published in the area of the proposed District. Such Notice shall be substantially in the form specified in Section 53222 of the Act. Publication of the Notice shall be completed at least seven days prior to the date of the Hearing.
10. Mailed Notice. The City Clerk is hereby directed to send a copy of the Notice of the Hearing by first-class mail, postage prepaid, to each registered voter and to each landowner within the proposed District as shown on the last equalized assessment roll. Mailing of the Notice shall be completed at least fifteen days prior to the date of the Hearing.
11. Voting. Should the City Council determine to form the District, a special election will be held within the District to authorize the levy of the Special Tax in accordance with the procedures contained in Section 53326 of the Act. If held, the proposed voting procedure at the election will be a landowner vote with each landowner who is the owner of record of land within the District at the close of the Hearing, or the authorized representative thereof, having one vote for each acre or portion thereof owned within the District. Ballots for the special election may be distributed by mail with return postage prepaid or by personal service.
12. Exemptions from Special Tax. Except as may otherwise be provided in Exhibit "C" hereto or by law, all lands owned by any public entity, including the United States, the State of California and/or the City, or any departments or political subdivisions thereof, shall be omitted from the levy of the Special Tax to be made to cover the costs and expenses of the Facilities and Services. In addition, reference is hereby made to Exhibit "C" for a description of other lands which shall be omitted from the levy of the Special Tax.

13. Election to Perform Work. Pursuant to 53329.5(c) of the Act, the City Council finds that, in its opinion, the public interest will not be served by allowing property owners in the District to enter into a contract pursuant to Section 53329.5(a)
14. Certification. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Jurupa Valley on this 17th day of September 2020.

Anthony Kelly, Jr.
Mayor

ATTEST:

Victoria Wasko, CMC
City Clerk

CERTIFICATION

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

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2020-77 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the 17th day of September 2020 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 17th day of September 2020.

Victoria Wasko, City Clerk
City of Jurupa Valley

EXHIBIT "A"

DESCRIPTION OF SERVICES

Authorized Services shall be the following:

- ☐ Streetlights maintenance including energy charges, operation, maintenance, and administrative costs of streetlights located within the subdivision known as Shadow Rock TR31894 and TR37470, and identified on the City approved Street Light Plans for Shadow Rock, by ProActive Engineering Consultants, 2019.
- ☐ The maintenance of landscape and all landscaping materials such as turf, ground cover, shrub, trees, plants, irrigation and drainage systems, weed control and other abatements, sidewalks, monuments, lights, electricity, and related repair, replacement and inspection; as identified on the City approved CFD Landscape Street Improvement Plans for Shadow Rock Tr. 31894/ Tr. 37470, by SITESCAPES, Inc., 2020, and water quality basin plans.
- ☐ The maintenance, administration and inspections of stormwater facilities and BMPs including open space area drains, catch basins, open space areas, and any other NPDES/WQMP/BMP related devices.
- ☐ Litter and graffiti removal on soundwalls and other amenities, plus normal painting as required within CFD boundaries.
- ☐ All other services necessary or useful for, or in connection with, the authorized services listed above, including, but not limited to, building a reserve fund for replacement. Inspection is inclusive of scheduling, travel time, visual inspection process and procedures, GPS location recording, reporting by device, annual reporting, visual inspection for functionality, vegetated as designed, irrigation is complete and in working order, noting any of the following: any deficiencies, erosion, trash, silt, sediment, structural deficiencies. Maintenance is inclusive of repair or replacing any of the items noted as deficient or needing to be corrected to not be deficient. Administration is inclusive of quality assurance and control of inspection and maintenance, general contract administration, including phone calls and procurement of goods and services.

EXHIBIT "B"
INCIDENTAL EXPENSES

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

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

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

EXHIBIT “C”
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

(Please see attached)

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR
COMMUNITY FACILITIES DISTRICT NO. 2020-001 (SHADOW ROCK)
OF THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA**

A Special Tax (all capitalized terms are defined in Section A., “Definitions”, below) shall be applicable to each Parcel of Taxable Property located within the boundaries of Community Facilities District No. 2020-001 (SHADOW ROCK). The amount of Special Tax to be levied on a Parcel in each Fiscal Year, commencing in Fiscal Year 2021-2022, shall be determined by the City Council of the City of Jurupa Valley, acting in its capacity as the legislative body of the CFD by applying the appropriate Special Tax as set forth in Sections B., C., and D., below. All of the real property within the CFD, unless exempted by law or by the provisions of Section E. below, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

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

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

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

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

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

“Assessor” means the Assessor of the County.

“Assessor’s Parcel Map” means an official map of the Assessor of the County designating Parcels by Assessor’s Parcel Number.

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

“Base Year” means the Fiscal Year ending June 30, 2022.

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

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

“CFD” means Community Facilities District No. 2020-001 (SHADOW ROCK) of the City of Jurupa Valley.

“City” means the City of Jurupa Valley, California

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

“Council” means the City Council of the City acting as the legislative body of the CFD.

“County” means the County of Riverside, California.

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

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

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

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

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

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

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

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

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

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

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

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

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

(ii) encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

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

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

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

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

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

“Special Tax Reserve Fund Requirement” means an amount up to 150% of the anticipated annual cost of Special Tax Services of \$604,290 for the Base Year. The Special Tax Reserve Fund Requirement shall be increased annually, commencing July 1, 2021, based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the amount in effect in the previous Fiscal Year.

“Special Tax Services” means: (i) Streetlights maintenance including energy charges, operation, maintenance, and administrative costs of streetlights located within the subdivision known as Shadow Rock TR31894 and TR37470, and identified on the City approved Street Light Plans for Shadow Rock, by ProActive Engineering Consultants, 2019; (ii) the maintenance of landscape and all landscaping materials such as turf, ground cover, shrub, trees, plants, irrigation and drainage systems, weed control and other abatements, sidewalks, monuments, lights, electricity, and related repair, replacement and inspection; as identified on the City approved CFD Landscape Street Improvement Plans for Shadow Rock Tr. 31894/ Tr. 37470, by SITESCAPES, Inc., 2020, and water quality basin plans; (iii) The maintenance, administration and inspections of stormwater facilities and BMPs including open space area drains, catch basins, open space areas, and any other NPDES/WQMP/BMP related devices; (iv) litter and graffiti removal on soundwalls and other amenities, plus normal painting as required within CFD boundaries; and (v) all other services necessary or useful for, or in connection with, the authorized services listed above, including, but not limited to, building a reserve fund for replacement. Inspection is inclusive of scheduling, travel time, visual

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

“State” means the State of California.

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

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

“Undeveloped Property” means all Parcels of Taxable Property not classified as Developed Property, Approved Property, Public Property or Property Owner’s Association Property.

B. ASSIGNMENT TO LAND USE CLASS

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

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

C. MAXIMUM SPECIAL TAX RATES

1. Developed Property

The Maximum Special Tax that may be levied and escalated, as explained further in Section C.1. (a) below, in any Fiscal Year for each Parcel classified as Developed Property shall be determined by reference to Table 1, below.

TABLE 1
Maximum Special Tax Rates for Developed
Property for Fiscal Year 2020-2021

Land Use Class	Description	Taxable Unit	Maximum Special Tax per Taxable Unit
1	Single Family Residential Property	D/U	\$ 933.00
2	Multifamily Residential Property	D/U	\$ 933.00
3	Non-Residential Property	Acre	\$ 5,982.00

(a) Increase in the Maximum Special Tax

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

(b) Multiple Land Use Classes

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

2. Approved Property

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

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

3. Undeveloped Property

The Maximum Special Tax that may be levied and escalated for each Parcel classified as Undeveloped Property shall be \$5,982.00 per Acre.

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

4. Public Property and/or Property Owner's Association Property

The Maximum Special Tax that may be levied and escalated for each Parcel classified as Public Property and/or Property Owner's Association Property shall be \$0.00 per Acre. **There shall be no levy on Public Property and/or Property Owner's Association Property.**

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

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

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

Second: If additional moneys are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Parcel of Approved Property at up to 100% of the Maximum Special Tax for Approved Property.

Third: If additional moneys are needed to satisfy the Special Tax Requirement after the first two steps have been completed, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property at up to 100% of the applicable Maximum Special Tax for Undeveloped Property.

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

E. EXEMPTIONS

The CFD shall not levy Special Taxes on Public Property and Property Owner's Association Property within the CFD.

F. MANNER OF COLLECTION

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

G. APPEALS

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

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

H. TERM OF THE SPECIAL TAX

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

City of Jurupa Valley

STAFF REPORT

DATE: SEPTEMBER 17, 2020

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ROD BUTLER, CITY MANAGER

BY: STEVE LORISO, P.E., CITY ENGINEER/DIRECTOR OF PUBLIC WORKS

SUBJECT: AGENDA ITEM NO. 13.A

PUBLIC HEARING TO CONSIDER AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA AMENDING SECTION 7.50.010 OF THE JURUPA VALLEY MUNICIPAL CODE RELATED TO UNDERGROUNDING EXISTING AND NEW UTILITY LINES, AND DETERMINING THAT THE PROPOSED MUNICIPAL CODE AMENDMENT IS EXEMPT FROM CEQA (CONTINUED FROM THE SEPTEMBER 3, 2020 MEETING)

RECOMMENDATION

- 1) That the City Council conduct a first reading and introduce Ordinance No. 2020-12, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA AMENDING SECTION 7.50.010 OF THE JURUPA VALLEY MUNICIPAL CODE RELATED TO UNDERGROUNDING EXISTING AND NEW UTILITY LINES, AND DETERMINING THAT THE PROPOSED MUNICIPAL CODE AMENDMENT IS EXEMPT FROM CEQA

BACKGROUND

At the September 3, 2020 Council meeting, staff presented the subject ordinance. During the review by City Council, comments were presented to staff requesting modifications to the ordinance in order to provide a clear and concise direction to the development community as well as the potentially affected residents.

The proposed ordinance was revised to address the following concerns:

- The addition of poles is not allowed in any undergrounding work.
- Notification of surrounding property owners to an application for waiver or appeal was added.

- Clarification to language that would justify a waiver of undergrounding the overhead utility lines was added. The modified language aligns more with existing zoning codes.

The proposed Ordinance has been re-written to provide for these changes. A redline showing the changes from the draft Ordinance presented on September 3, 2020 is attached.

The proposed ordinance is consistent with the City's goal and community value to establish and maintain a balanced, multi-modal mobility network that protects Jurupa Valley's character. General Plan ME 2.11 states: "Street Improvements with New Development. Require street improvements as a condition of new developments, including undergrounding of utility lines, installation of fiber optic cable and other utilities, sidewalk, curb, gutter and street pave-out, bicycle and equestrian facilities, street lighting (where appropriate), street trees and landscaping."

FINANCIAL IMPACT

In-lieu fees collected by the City would be aggregated until sufficient in-lieu fees are available for the City to underground utility lines in areas targeted for undergrounding.

ALTERNATIVES


1. Do not adopt the Ordinance at this time.
2. Provide alternate direction to Staff.

***** SIGNATURES ON FOLLOWING PAGE *****

Prepared by:


Lilyanna Diaz
Assistant Engineer


Reviewed by:


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


Reviewed by:


Connie Cardenas
Administrative Services Director

Reviewed by:


George Wentz, P.E.
Deputy City Manager

Approved as to Form:


Peter M. Thorson
City Attorney

Submitted by:


Rod B. Butler
City Manager

Attachments:

1. Ordinance No. 2020-12
2. Redline of changes to Ordinance from September 3, 2020

ORDINANCE NO. 2020-12

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY
AMENDING SECTION 7.50.010 OF THE JURUPA VALLEY
MUNICIPAL CODE RELATED TO UNDERGROUNDING
EXISTING AND NEW UTILITY LINES, AND
DETERMINING THAT THE PROPOSED MUNICIPAL
CODE AMENDMENT IS EXEMPT FROM CEQA**

**THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES ORDAIN AS
FOLLOWS:**

Section 1. Amendment of Section 7.50.010 – Underground Utility Lines by Developer. Section 7.50.010 of the Jurupa Valley Municipal Code is hereby amended to read as follows:

**“SECTION 7.50.010
INSTALLATION REQUIREMENTS**

Section 7.50.010 Installation Requirements.

Section 7.50.010. Installation Requirements.

- A. All existing and new electrical power, telephone or other communication, street lighting, and cable television lines shall be placed underground. Through the process of undergrounding existing and new electrical power, telephone or other communication, street lighting, and cable television lines, the addition of poles is not allowed.
- B. The owner or land divider is responsible for complying with the requirements of this section and shall make necessary arrangements with the serving agencies for the installation of such facilities. Arrangements, including payment of all costs, for undergrounding utility lines as required by this section shall be made by the land divider or owner of the property to be developed.
- C. For the purposes of this section, appurtenances and associated equipment such as, but not limited to, surface mounted transformers, concealed ducts, and pedestal mount terminal boxes and meter cabinets may be placed above ground, subject to city guidelines for screening of such facilities. The undergrounding of existing utility lines shall include only those which are located:
 - (1) Within the boundaries of the property being developed; or
 - (2) Within the public right-of-way adjacent to the property and extending to the first existing utility pole beyond the property's boundaries.
- D. Undergrounding shall be completed:
 - (1) Prior to the inspection approval of related street improvements; or
 - (2) Prior to certificate of occupancy if no related street improvements are required.

Notwithstanding the foregoing, temporary power poles are permitted for the purpose of, and only during the duration of, construction. Temporary power poles and all appurtenances must be removed as a condition of receipt of a certificate of occupancy.

- E. The City Council may establish by resolution a fee that may be paid in lieu of undergrounding existing overhead utility lines. The in-lieu fee shall be paid to the city prior to the approval of the final subdivision map, or building permit, whichever occurs first. A developer may pay the fee in lieu of undergrounding existing utility lines in the following situations:
- (1) The length of utilities lines to be placed underground will be less than 300 feet and the utility lines have not been placed underground on any property abutting the subject property.
 - (2) Existing on-site utility lines also serve property under separate ownership.
 - (3) The City Engineer determines that undergrounding would not result in a net reduction of utility poles.
 - (4) The expansion of an existing building or buildings on a site if the proposed expansion does not increase the total gross floor area of the building or buildings by more than 100 percent. In such cases, the amount of the in-lieu fee to be paid shall be prorated based on the percentage increase in total gross floor area on the site.
 - (5) The demolition and reconstruction of all or part of an existing building or buildings on a site if the total gross floor area of the buildings on site will be increased by no more than 100 percent. In such cases, the amount of the in-lieu fee to be paid shall be prorated based on the percentage increase in total gross floor area on the site.
 - (6) The City Engineer determines that existing utility lines cannot be placed underground without severely disrupting existing improvements.
 - (7) The physical or legal character of existing utility easements will not allow utility lines to be placed underground.
- F. Underground lines shall not be required:
- (1) For any part of a land division as to which an existing overhead line is in a street or easement adjacent to the lot or lots to be served from the line or from one (1) or more additional lines on the same poles;
 - (2) In any land division or portion thereof where it is determined that, due to severe soil or topographical problems in the greater portion of the land, underground installation would be unreasonably costly and the use of overhead lines would not result in a negative impact to the public health, safety or welfare to other property in the vicinity;
 - (3) The construction of an accessory structure or accessory dwelling unit on a lot with an existing single-family residence, however, shall be installed underground to the new structure.

- (4) The expansion of an existing building or buildings on a site where the total gross floor area of the building or buildings will be increased by no more than 30 percent.
 - (5) The demolition and reconstruction of all or part of an existing building or buildings on a site where the total gross floor area of the buildings on site will be increased by no more than 30 percent.
 - (6) The reconstruction of an existing building damaged by fire, flood, earthquake or other cause over which the owner had no control.
 - (7) In any case in which there are electrical distribution lines over 34,500 volts or that are otherwise considered by the electric utility to be high voltage or a part of the electrical utility backbone.
- G. Any developer may request a waiver of all or a portion of the requirements of this section or appeal any determination made by city staff under this section. If a planning application is pending for the property, then the request for waiver or appeal shall be heard in conjunction with the planning application, provided all property owners within one thousand (1,000) feet of the property are mailed notice of the proposed action at least ten (10) days prior to the consideration. If a planning application is not pending for the property, then the waiver or appeal shall be made pursuant to the procedures in Section 2.05.050 and 2.05.060 of this Code, provided all property owners within one thousand (1,000) feet of the property are mailed notice of the proposed action at least ten (10) days prior to the consideration. A waiver may be granted if the reviewing body determines that: (1) the costs of undergrounding existing utility lines and/or paying the in lieu fee would present a financial burden upon the developer that is unfairly out of proportion to the customary and reasonable costs of constructing the development, as verified by the City Engineer; (2) the use of overhead facilities is not inconsistent with the goals and purposes of this Section; (3) granting the waiver would not otherwise result in a negative impact to the public health, safety or welfare; and (4) the developer is not receiving a special privilege not otherwise enjoyed by other property in the vicinity. An appeal may be granted if the reviewing body finds that any provision of this section was improperly applied to the developer.
- H. When arrangements are made with the serving agency, a letter stating that arrangements have been made for underground facilities and such other comments the agency may have regarding easements, utility locations, and other pertinent matters must be submitted by the agency to the City Engineer.
- I. Distribution lines must be underground when alignments parallel or cross scenic highways, natural scenic and historic sites, recreation areas, wildlife refuges, national and state monuments or other unique natural resources when it is deemed feasible.”
- J. Street lighting shall conform to the provisions and processing procedures as outlined in Section 22 of County Ordinance No. 461.”

Section 3. California Environmental Quality Act Findings for Determination of Exemption. The City Council of the City of Jurupa Valley hereby finds and determines that the proposed Ordinance is exempt from the requirements of the California Environmental Quality Act

(“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment. The ordinance provides for the undergrounding of existing or potential utility lines service new or remodeled buildings. It does not increase densities or expand the areas for construction of structures. The Ordinance does not approve the construction nor cause the construction of any specific improvements at any particular location. The Ordinance establishes the manner in which utilities will be provided to the structures.

Section 4. Severability. If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

Section 5. Effect of Ordinance. This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside adopted by reference by the City of Jurupa Valley in conflict with the terms of this Ordinance.

Section 6. Certification. The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

Section 7. Effective Date. This Ordinance shall take effect on the date provided in Government Code Section 36937.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Jurupa Valley on this 1st day of October 2020.

Anthony Kelly, Jr.
Mayor

ATTEST:

Victoria Wasko, CMC
City Clerk

CERTIFICATION

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

I, Victoria Wasko, CMC, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2020-12 was regularly introduced at a regular meeting of the City Council held on the 17th day of September 2020, and thereafter at a regular meeting held on the 1st day of October 2020, it was duly passed and adopted by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 1st day of October 2020.

Victoria Wasko, CMC
City Clerk

ORDINANCE NO. 2020-__

AN ORDINANCE OF THE CITY OF JURUPA VALLEY
AMENDING SECTION 7.50.010 OF THE JURUPA VALLEY
MUNICIPAL CODE RELATED TO UNDERGROUNDING
EXISTING AND NEW UTILITY LINES, AND
DETERMINING THAT THE PROPOSED MUNICIPAL
CODE AMENDMENT IS EXEMPT FROM CEQA

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

Section 1. Amendment of Section 7.50.010 – Underground Utility Lines by Developer. Section 7.50.010 of the Jurupa Valley Municipal Code is hereby amended to read as follows:

“SECTION 7.50.010
INSTALLATION REQUIREMENTS

Section 7.50.010 Installation Requirements.

Section 7.50.010. Installation Requirements.

- A. All existing and new electrical power, telephone or other communication, street lighting, and cable television lines shall be placed underground. ~~B.~~ Through the process of undergrounding existing and new electrical power, telephone or other communication, street lighting, and cable television lines, the addition of poles is not allowed.
- B. ~~C.~~ The owner or land divider is responsible for complying with the requirements of this section and shall make necessary arrangements with the serving agencies for the installation of such facilities. Arrangements, including payment of all costs, for undergrounding utility lines as required by this section shall be made by the land divider or owner of the property to be developed.
- C. ~~D.~~ For the purposes of this section, appurtenances and associated equipment such as, but not limited to, surface mounted transformers, concealed ducts, and pedestal mount terminal boxes and meter cabinets may be placed above ground, subject to city guidelines for screening of such facilities. The undergrounding of existing utility lines shall include only those which are located:
- (1) Within the boundaries of the property being developed; or
 - (2) Within the public right-of-way adjacent to the property and extending to the first existing utility pole beyond the property's boundaries.
- D. ~~E.~~ Undergrounding shall be completed:
- (1) Prior to the inspection approval of related street improvements; or
 - (2) Prior to certificate of occupancy if no related street improvements are required.

Notwithstanding the foregoing, temporary power poles are permitted for the purpose of, and only during the duration of, construction. Temporary power poles and all appurtenances must be removed as a condition of receipt of a certificate of occupancy.

E. ~~F.~~ The City Council may establish by resolution a fee that may be paid in lieu of undergrounding existing overhead utility lines. The in-lieu fee shall be paid to the city prior to the approval of the final subdivision map, or building permit, whichever occurs first. A developer may pay the fee in lieu of undergrounding existing utility lines in the following situations:

- (1) The length of utilities lines to be placed underground will be less than 300 feet and the utility lines have not been placed underground on any property abutting the subject property.
- (2) Existing on-site utility lines also serve property under separate ownership.
- (3) The City Engineer determines that undergrounding would not result in a net reduction of utility poles.
- (4) The expansion of an existing building or buildings on a site if the proposed expansion does not increase the total gross floor area of the building or buildings by more than 100 percent. In such cases, the amount of the in-lieu fee to be paid shall be prorated based on the percentage increase in total gross floor area on the site.
- (5) The demolition and reconstruction of all or part of an existing building or buildings on a site if the total gross floor area of the buildings on site will be increased by no more than 100 percent. In such cases, the amount of the in-lieu fee to be paid shall be prorated based on the percentage increase in total gross floor area on the site.
- (6) The City Engineer determines that existing utility lines cannot be placed underground without severely disrupting existing improvements.
- (7) The physical or legal character of existing utility easements will not allow utility lines to be placed underground.

F. ~~G.~~ Underground lines shall not be required:

- (1) For any part of a land division as to which an existing overhead line is in a street or easement adjacent to the lot or lots to be served from the line or from one (1) or more additional lines on the same poles;
- (2) In any land division or portion thereof where it is determined that, due to severe soil or topographical problems in the greater portion of the land, underground installation would be unreasonably costly and the use of overhead lines would not result in a negative impact to the public health, safety or welfare to other property in the vicinity;
- (3) ~~In any case in which it is determined that the use of overhead facilities is compatible with the surrounding development and is not inconsistent with the purposes of this title, underground lines as to all or a portion of a land division may be waived at the time of~~

~~the approval of the tentative map. Application shall be made in writing by the land divider at the filing of the tentative map, stating fully the facts and grounds upon which the waiver is sought.~~ (4) The construction of an accessory structure or accessory dwelling unit on a lot with an existing single-family residence, however, shall be installed underground to the new structure.

~~(4)~~ (5) The expansion of an existing building or buildings on a site where the total gross floor area of the building or buildings will be increased by no more than 30 percent.

~~(5)~~ (6) The demolition and reconstruction of all or part of an existing building or buildings on a site where the total gross floor area of the buildings on site will be increased by no more than 30 percent.

~~(6)~~ (7) The reconstruction of an existing building damaged by fire, flood, earthquake or other cause over which the owner had no control.

~~(7)~~ (8) In any case in which there are electrical distribution lines over 34,500 volts or that are otherwise considered by the electric utility to be high voltage or a part of the electrical utility backbone.

~~G.~~ ~~H.~~ Any developer may request a waiver of all or a portion of the requirements of this section or appeal any determination made by city staff under this section. If a planning application is pending for the property, then the request for waiver or appeal shall be heard in conjunction with the planning application, provided all property owners within one thousand (1,000) feet of the property are mailed notice of the proposed action at least ten (10) days prior to the consideration. If a planning application is not pending for the property, then the waiver or appeal shall be made pursuant to the procedures in Section 2.05.050 and 2.05.060 of this Code, provided all property owners within one thousand (1,000) feet of the property are mailed notice of the proposed action at least ten (10) days prior to the consideration. A waiver may be granted if the reviewing body ~~finds~~ determines that: (1) the costs of undergrounding existing utility lines and/or paying the in lieu fee would present an undue financial hardship to the developer and burden upon the developer that is unfairly out of proportion to the customary and reasonable costs of constructing the development, as verified by the City Engineer; (2) the use of overhead facilities is not inconsistent with the goals and purposes of this Section; (3) granting the waiver would not otherwise result in a negative impact to the public health, safety or welfare; and (4) the developer is not receiving a special privilege not otherwise enjoyed by other property in the vicinity. An appeal may be granted if the reviewing body finds that any provision of this section was improperly applied to the developer.

~~H.~~ ~~I.~~ When arrangements are made with the serving agency, a letter stating that arrangements have been made for underground facilities and such other comments the agency may have regarding easements, utility locations, and other pertinent matters must be submitted by the agency to the ~~Director of Transportation~~ City Engineer.

~~I.~~ ~~J.~~ Distribution lines must be underground when alignments parallel or cross scenic highways, natural scenic and historic sites, recreation areas, wildlife refuges, national and state monuments or other unique natural resources when it is deemed feasible.”

J. ~~K.~~ Street lighting shall conform to the provisions and processing procedures as outlined in Section 22 of County Ordinance No. 461.”

Section 3. California Environmental Quality Act Findings for Determination of Exemption. The City Council of the City of Jurupa Valley hereby finds and determines that the proposed Ordinance is exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment. The ordinance provides for the undergrounding of existing or potential utility lines service new or remodeled buildings. It does not increase densities or expand the areas for construction of structures. The Ordinance does not approve the construction nor cause the construction of any specific improvements at any particular location. The Ordinance establishes the manner in which utilities will be provided to the structures.

Section 4. Severability. If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

Section 5. Effect of Ordinance. This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside adopted by reference by the City of Jurupa Valley in conflict with the terms of this Ordinance.

Section 6. Certification. The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

Section 7. Effective Date. This Ordinance shall take effect on the date provided in Government Code Section 36937.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Jurupa Valley on this ~~3rd~~1st day of October, 2020.

Anthony Kelly, Jr.
Mayor

ATTEST:

Victoria Wasko, CMC
City Clerk

CERTIFICATION

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

I, Victoria Wasko, CMC, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2020-__ was duly introduced at a meeting of the City Council of the City of Jurupa Valley on the 3rd day of September, 2020, and was then duly adopted and passed at a meeting of the City Council of the City of Jurupa Valley on the 3rd day of September, 2020, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

VICTORIA WASKO, CMC
CITY CLERK

City of Jurupa Valley

STAFF REPORT

DATE: SEPTEMBER 17, 2020

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ROD BUTLER, CITY MANAGER

BY: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR

SUBJECT: AGENDA ITEM NO. 13.B

PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 20131: EXTENSION OF TIME (EOT) FOR CONDITIONAL USE PERMIT (CUP) NO. 17004 FOR A PROPOSED CHEVRON GAS STATION AND CONVENIENCE STORE WITH BEER AND WINE SALE FOR OFF-SITE CONSUMPTION AND FUTURE DRIVE-THRU RESTAURANT LOCATED AT THE NORTHWEST CORNER OF PEDLEY ROAD AND BEN NEVIS BOULEVARD (APNS: 169-031-003; 169-031-004; 169-031-005; 169-031-006; 169-031-008 & 169-031-009) (APPLICANT: SHIELD TECH, LLC)

RECOMMENDATION

- 1) That the City Council adopt Resolution No. 2020-78, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN EXTENSION OF TIME FOR CONDITIONAL USE PERMIT NO. 17004 TO PERMIT CONSTRUCTION OF A GAS STATION WITH THE CONCURRENT SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION, A CONVENIENCE STORE, INCLUDING THE SALE OF MOTOR VEHICLE FUEL, AND A DRIVE-THRU RESTAURANT PAD ON APPROXIMATELY 3.52 ACRES OF REAL PROPERTY LOCATED ON THE NORTHWEST CORNER OF PEDLEY ROAD AND BEN NEVIS BOULEVARD (APNS : 169-031-003, -004, -005, -006, -008, -009) IN THE SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONE, AND DETERMINING THAT NO FURTHER CEQA REVIEW IS REQUIRED

BACKGROUND

On September 12, 2018, on a 5-0 vote, the Planning Commission adopted Resolution No. 2018-09-12-01, adopting a Mitigated Negative Declaration with Mitigation Monitoring and Report Program and approving MA17245 for Conditional Use Permit (CUP) No. 17004, Tentative Parcel Map (TPM) No. 37483 and Public Convenience and Necessity (PCN) No. 18001, subject to the Conditions of Approval, for the authorization of a gas

station and convenience store with beer and wine sales for off-site consumption; and for a 2,500 square foot pad for future drive-thru restaurant at the abovementioned location.

Adopted Planning Commission Resolution No. 2018-09-12-01 with attached Conditions of Approval is provided as Attachment 2. The staff report and the minutes from the September 12, 2018 Planning Commission meeting are provided as Attachments 3 and 4.

LOCATION

The subject property is located south of the SR-60 freeway, with the freeway off-ramp located immediately to the north of the site. Pedley Road is located to the east with vacant land beyond that, open space to the west and single-family residential land uses to the south of the vacant parcels. Exhibit 1 provides an aerial view of the project site.

EXHIBIT 1: VICINITY MAP



PROJECT DESCRIPTION

The Applicant ("Applicant" or "Shield Tech, LLC") requests approval of a one (1) year Extension of Time (EOT) for the previously approved Conditional Use Permit (CUP) No. 17004 for the development of a Chevron gasoline service station with concurrent sale of beer and wine for off-site consumption and convenience store, including the sale of motor vehicle fuel.

Concurrent entitlement approvals related to CUP17004 included Tentative Parcel Map (TPM) No. 37483 for the subdivision of nine (9) commercial parcels into six (6) commercial parcels for a combined area of 5.36 acres and Public Convenience or Necessity (PCN)

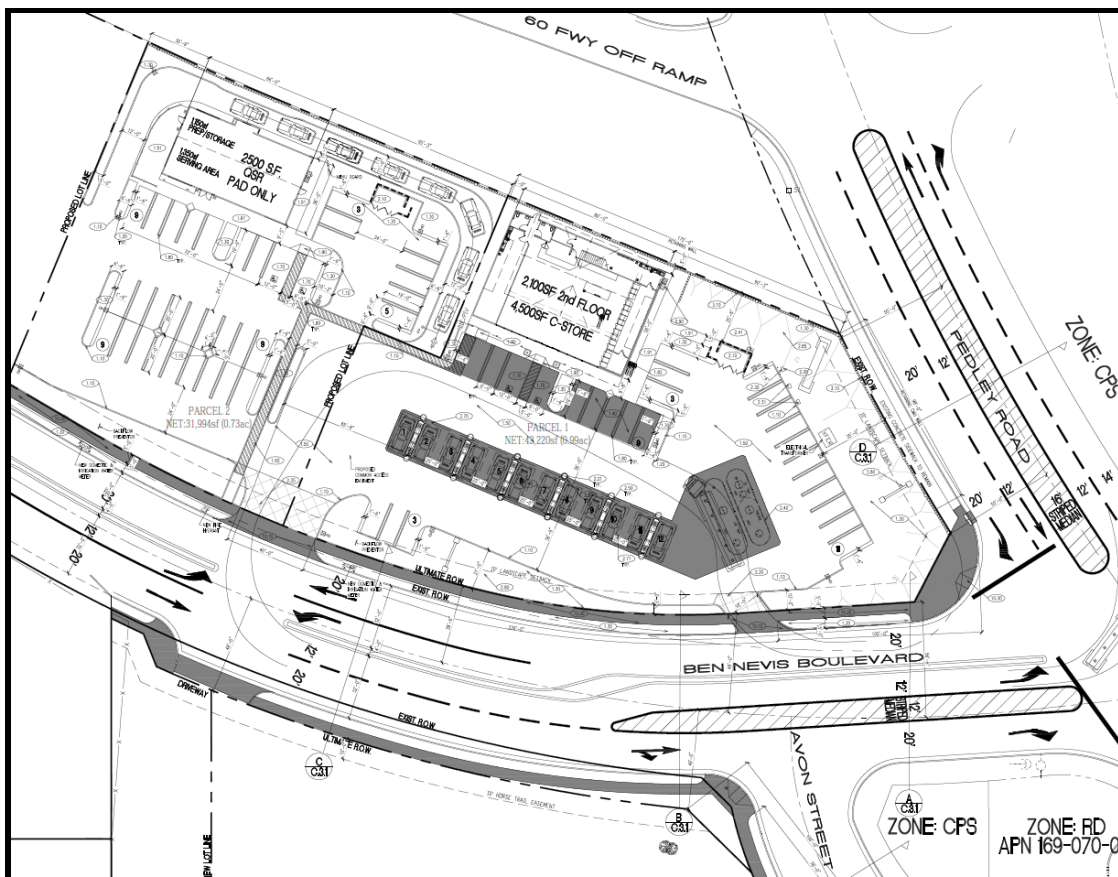
No. 18001 for the sale of alcoholic beverages for off-site consumption in an over concentrated census tract.

Table 1 outlines the existing land use and zoning designations.

TABLE 1: GENERAL PROJECT INFORMATION	
General Plan Land Use Designation	CR (Commercial Retail)
Zoning Classification	Scenic Highway Commercial (C-P-S)
Existing Land Use	Vacant

The Applicant is currently processing the final map, grading and street improvement plans with the Engineering Department. Exhibit 2 depicts the approved site plan. The development was approved in two (2) Phases: Phase 1 will be the development of the Chevron gas station, convenience store with office above the convenience store; and Phase 2 is for the future development of a drive-thru restaurant. There is no development proposed for the remainder parcels to the east at this point in time.

EXHIBIT 2: APPROVED SITE PLAN



ANALYSIS

The CUP is set to expire on September 12, 2020. On July 27, 2020, the Applicant submitted an application for an Extension of Time (EOT) prior to the expiration date. Approval of the EOT application would extend the approval period of the CUP17004 to the maximum period of three years, calculated from the effective date of the issuance of the permit by the Planning Commission or until September 12, 2021. No other changes to the approved CUP are requested. The approved architectural plans for CUP17004 are included as Attachment 7.

Section 9.240.280 (Conditional Use Permits)

A request for an extension of time for a CUP is subject to Section 9.240.280 (5):

“A request for extension of time shall be made to the City Council. An extension of time may be granted by the City Council upon a determination that valid reason exists for permittee not using the permit within the required period of time. If an extension is granted, the total time allowed for use of the permit shall not exceed a period of three (3) years, calculated from the effective date of the issuance of the permit.”

The Applicant submitted a written request explaining the need for a continuance, see Attachment 5. The letter describes economic hardship due to several factors during the past two (2) years, including the recent Covid-19 pandemic.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration for the project was adopted by the Planning Commission on September 12, 2018. The California Environmental Quality Act (CEQA) allows a previously adopted Mitigated Negative Declaration (MND) to be used as the environmental assessment for a project (including a request for an extension of time) if it is determined that the project currently under review is “within the scope” of the earlier Mitigated Negative Declaration pursuant to CEQA Guidelines Section 15162 (a). As there are no changes to the previously approved entitlement, the project is considered “within the scope” of the adopted MND, see the Previous Environmental Review Determination provided as Attachment 6.

SUMMARY

Staff has found the proposed Extension of Time (EOT) for CUP17004 to be in conformance with the City’s Municipal Code and conditionally consistent with the General Plan. The subject site is physically suitable for the project and, as conditioned, is not expected to cause substantial environmental impacts, nor a decrease in public health, safety and welfare, as demonstrated in the Initial Study and Mitigated Negative Declaration previously adopted for this project.

Granting the EOT will provide the Applicant sufficient time to comply with the required conditions of approval and ultimately obtain the required building permits to begin construction of the proposed development.

FINANCIAL IMPACT

Staff time to process this application will be covered by a developer application deposit. No additional costs to the City are anticipated.

ALTERNATIVES

1. Recommended Action: That the City Council adopt Resolution No. 2020-78, a Resolution of the City Council of the City of Jurupa Valley, California, approving an Extension of Time for Conditional Use Permit No. 17004 to permit construction of a gas station with the concurrent sale of beer and wine for off-premises consumption, a convenience store, including the sale of motor vehicle fuel, and a drive-thru restaurant pad on approximately 3.52 acres of real property located on the northwest corner of Pedley Road and Ben Nevis Boulevard (APNS : 169-031-003, -004, -005, -006, -008, -009) in the Scenic Highway Commercial (C-P-S) zone, and determining that no further CEQA review is required.
2. Provide alternative direction to staff.
3. Deny MA20131 (EOT for CUP17004).

Prepared by:



Thomas G. Merrell, AICP
Planning Director

Submitted by:




Rod B. Butler
City Manager

Reviewed by:



Connie Cardenas
Administrative Services Director

Reviewed by:



Peter M. Thorson
City Attorney

ATTACHMENTS

1. City Council Resolution No. 2020-78
2. Planning Commission Resolution No. 2018-09-12-01 (with Mitigated Negative Declaration and Conditions of Approval)
3. Excerpt of the September 12, 2018 Planning Commission Meeting
4. September 12, 2018 Planning Commission Staff Report (without Attachments)
5. Letter from Applicant - Extension of Time (11-18-16)
6. Previous Environmental Review Determination (8-28-20)
7. Architectural Set of Plans (last revision date: 8/15/18)
8. Colored Elevations (not dated)
9. Tentative Parcel Map (last revision date: 8/17/18)

ATTACHMENT 1

Resolution No. 2020-78

RESOLUTION NO. 2020-78

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN EXTENSION OF TIME FOR CONDITIONAL USE PERMIT NO. 17004 TO PERMIT CONSTRUCTION OF A GAS STATION WITH THE CONCURRENT SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION, A CONVENIENCE STORE, INCLUDING THE SALE OF MOTOR VEHICLE FUEL, AND A DRIVE-THRU RESTAURANT PAD ON APPROXIMATELY 3.52 ACRES OF REAL PROPERTY LOCATED ON THE NORTHWEST CORNER OF PEDLEY ROAD AND BEN NEVIS BOULEVARD (APNS: 169-031-003, -004, -005, -006, -008, -009) IN THE SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONE, AND DETERMINING THAT NO FURTHER CEQA REVIEW IS REQUIRED

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

Section 1. Project. Shield Tech, LLC (the “Applicant”) has applied for an Extension of Time for Conditional Use Permit No. 17004 (Master Application No. 20131 or MA No. 20131) to permit the construction of a Chevron gas station consisting of a 2,900 square-foot fueling canopy with 12 fueling positions, a 4,500 square-foot two-story convenience store with a 2,100 square foot office space on the second floor, including the sale of motor vehicle fuel, and a 2,500 square-foot pad for a future drive-thru restaurant, with beer and wine sales for off-site consumption at the convenience store on real property located on the northwest corner of Pedley Road and Ben Nevis Boulevard (APNS: 169-031-003, -004, -005, -006, -008, -009) in the Scenic Highway Commercial (C-P-S) Zone and designated Commercial Retail (CR) (the “Project”). The Applicant proposes to develop the Project on the subject site in two phases. Phase 1 will include the construction of the Chevron gas station consisting of a 2,900 square-foot fueling canopy with 12 fueling positions, a 4,500 square-foot two-story convenience store with a 2,100 square foot office space on the second floor, and a 2,500 square-foot pad for a future drive-thru restaurant on proposed Parcel 1. Phase 2 will include the construction of the future drive-thru restaurant on proposed Parcel 2.

Section 2. Extension of Time.

(a) The Applicant is seeking approval of a one year Extension of Time for Conditional Use Permit No. 17004 to permit the construction of a Chevron gas station consisting of a 2,900 square-foot fueling canopy, a 4,500 square-foot convenience store, including the sale of motor vehicle fuel, and a 2,500 square-foot pad for a future drive-thru restaurant, with beer and wine sales for off-site consumption at the convenience store on real property located on the northwest corner of Pedley Road and Ben Nevis Boulevard (APNS: 169-031-003, -004, -005, -006, -008, -009) in the Scenic Highway Commercial (C-P-S) Zone.

(b) The Planning Commission originally approved Conditional Use Permit No. 17004 on September 12, 2018, with an expiration date of September 12, 2020. Additionally, the Planning Commission approved an applications for Tentative Parcel Map No. 37483 and the issuance of a Determination of Public Convenience or Necessity (PCN No. 18001) submitted concurrently with Conditional Use Permit No. 17004 (collectively, Master Application No. 17245).

(c) The Applicant files an application for a one year extension of time for Conditional Use Permit No. 17004 on July 27, 2020, prior to the September 12, 2020 expiration date.

(d) Section 9.240.280.(5) of the Jurupa Valley Municipal Code provides that if a Conditional Use Permit is required to be used within less than three (3) years, the permittee may, prior to its expiration, request an extension of time in which to use the permit. The term “use” means the beginning of substantial construction of the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use.

(e) Further, Section 9.240.280.(5) of the Jurupa Valley Municipal Code provides that a request for extension of time shall be made to the City Council, on forms provided by the Planning Department and shall be filed with the Planning Director, accompanied by the fee set forth in County Ordinance No. 671. Within thirty (30) days following the filing of a request for an extension, the Planning Director shall review the applications, make a recommendation thereon, and forward the matter to the City Clerk, who shall place the matter on the regular agenda of the City Council.

(f) Further, Section 9.240.280.(5) of the Jurupa Valley Municipal Code provides that an extension of time may be granted by the City Council upon a determination that valid reason exists for the permittee not using the permit within the required period of time. If an extension is granted, the total time allowed for use of the permit shall not exceed a period of three (3) years, calculated from the effective date of the issuance of the permit. The effective date of a permit shall be determined pursuant to either Section 9.240.250 or 9.240.260 of the Jurupa Valley Municipal Code.

Section 3. Procedural Findings. The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The application for MA No. 20131 was processed including, but not limited to, a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On September 17, 2020, the City Council of the City of Jurupa Valley held a public hearing on MA No. 20131, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony the City Council closed the public hearing.

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

Section 4. **California Environmental Quality Act Findings.** The City Council of the City of Jurupa Valley does hereby make the following environmental findings and determinations in connection with the approval of the Project:

(a) Pursuant to the California Environmental Quality Act (“CEQA”) (Cal. Pub. Res. Code §21000 *et seq.*) and the State Guidelines (the “Guidelines”) (14 Cal. Code Regs. §15000 *et seq.*), City staff has considered the potential environmental impacts of the Extension of Time for Conditional Use Permit No. 17004. City staff has also reviewed the Initial Study and Mitigated Negative Declaration (“MND”) prepared for Tentative Parcel Map No. 37483, Conditional Use Permit No. 17004, and Determination of Public Convenience or Necessity (PCN No. 18001), and adopted by the Planning Commission on September 12, 2018, including the impacts and mitigation measures identified therein and the Mitigation Monitoring and Reporting Program (MMRP) adopted by the Planning Commission on September 12, 2018, and prepared a Previous Environmental Document Review Determination in accordance with CEQA for the Project. Based on that review, the City of Jurupa Valley Planning Department has determined that the Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the prior MND. All potential environmental impacts associated with Conditional Use Permit No. 17004 and the Extension of Time for Conditional Use Permit No. 17004 are adequately addressed by the prior MND, and the mitigation measures contained in the prior MND and MMRP will reduce those impacts to a level that is less than significant.

(b) The City Council has independently reviewed the Previous Environmental Document Review Determination, and based upon the whole record before it, the Previous Environmental Document Review Determination, and its independent review and judgment, finds that that the Project, as modified, is not subject to further environmental review pursuant to the Guidelines because:

1) The Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the prior MND; and

2) All potential environmental impacts associated with Conditional Use Permit No. 17004 and the Extension of Time for Conditional Use Permit No. 17004 are adequately addressed by the prior MND, and the mitigation measures contained in the prior MND and MMRP will reduce those impacts to a level that is less than significant.

(c) The custodian of records for the prior MND, and all other materials that constitute the record of proceedings upon which the City Council’s recommendation is based, is the Planning Department of the City of Jurupa Valley. Those documents are available for public review in the Planning Department located at 8930 Limonite Avenue, Jurupa Valley, California 92509.

Section 5. **Findings for Approval of Extension of Time for Conditional Use Permit No. 17004.** The City Council of the City of Jurupa Valley does hereby find, determine, and declare

that the proposed Extension of Time for Conditional Use Permit No. 17004 should be granted because the Applicant has demonstrated the following valid reasons for the Applicant not using the permit within the initially approved two (2) year period of time:

(a) The economic and business conditions have been very uncertain during the past two years. While processing of the final map has commenced and submittals have been in with the City's Engineering Department, the project experienced a delay due to a combination of financial hardship and the Covid-19 Pandemic.

Section 6. **Approval of Master Application No. 20131.** Based on the foregoing, the City Council of the City of Jurupa Valley hereby approves a one year Extension of Time for Conditional Use Permit No. 17004 (Master Application No. 20131 or MA No. 20131) to permit the construction of a Chevron gas station consisting of a 2,900 square-foot fueling canopy, a 4,500 square-foot convenience store, including the sale of motor vehicle fuel, and a 2,500 square-foot pad for a future drive-thru restaurant, with beer and wine sales for off-site consumption at the convenience store on real property located on the northwest corner of Pedley Road and Ben Nevis Boulevard (APNS: 169-031-003, -004, -005, -006, -008, -009) in the Scenic Highway Commercial (C-P-S) Zone and designated Commercial Retail (CR). Conditional Use Permit No. 17004 shall expire on September 12, 2021. No further extensions may be granted per Section 9.240.280.(5) of the Jurupa Valley Municipal Code.

Section 7. **Certification.** The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Jurupa Valley on this 17th day of September 2020.

Anthony Kelly, Jr.
Mayor

ATTEST:

Victoria Wasko, CMC
City Clerk

CERTIFICATION

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

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2020-78 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the 17th day of September 2020 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 17th day of September 2020.

Victoria Wasko, City Clerk
City of Jurupa Valley

ATTACHMENT 2

Planning Commission Resolution No. 2018-09-12-01
(with Conditions of Approval & MND)

RESOLUTION NO. 2018-09-12-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, APPROVING TENTATIVE PARCEL MAP NO. 37483 FOR A SCHEDULE "E" SUBDIVISION OF APPROXIMATELY 5.36 ACRES OF REAL PROPERTY LOCATED SOUTH OF STATE ROUTE 60, NORTH OF LINCOLN AVENUE AND BEN NEVIS BOULEVARD, EAST OF DALLEY WAY, AND WEST OF PEDLEY ROAD (APNS: 169-031-001, -002, -003, -004, -005, -006, -008; 169-032-002, -004), APPROVING CONDITIONAL USE PERMIT NO. 17004 TO PERMIT CONSTRUCTION OF A GAS STATION WITH THE CONCURRENT SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION, A CONVENIENCE STORE, INCLUDING THE SALE OF MOTOR VEHICLE FUEL, AND A DRIVE-THRU RESTAURANT PAD ON APPROXIMATELY 3.52 ACRES OF REAL PROPERTY LOCATED ON THE NORTHWEST CORNER OF PEDLEY ROAD AND BEN NEVIS BOULEVARD (APNS: 169-031-001, -002, -003, -004, -005, -006, -008) IN THE SCENIC HIGHWAY COMMERCIAL (C-P-S) ZONE, AND MAKING A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY (PCN NO. 18001) TO ALLOW THE SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION AT THE CONVENIENCE STORE IN CENSUS TRACT 405.02

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

Section 1. Project. Shield Tech, LLC (the "Applicant") has applied for Tentative Parcel Map No. 37483 and Conditional Use Permit No. 17004, and requested the issuance of a Determination of Public Convenience or Necessity (PCN No. 18001) (collectively, Master Application No. 17245 or MA No. 17245) for a Schedule "E" subdivision of approximately 5.36 acres into on six (6) parcels on real property located south of State Route 60, north of Lincoln Avenue and Ben Nevis Boulevard, east of Dalley Way, and west of Pedley Road (APNS: 169-031-001, -002, -003, -004, -005, -006, -008; 169-032-002, -004) in the Scenic Highway Commercial (C-P-S) Zone and designated Commercial Retail ("CR") and to permit the construction of a Chevron gas station consisting of a 2,900 square-foot fueling canopy with 12 fueling positions, a 4,500 square-foot two-story convenience store with a 2,100 square foot office space on the second floor, including the sale of motor vehicle fuel, and a 2,500 square-foot pad for a future drive-thru restaurant, with beer and wine sales for off-site consumption at the convenience store on real property in Census Tract 405.02 located on the northwest corner of Pedley Road and Ben Nevis Boulevard (APNS: 169-031-001, -002, -003, -004, -005, -006, -008)

in the Scenic Highway Commercial (C-P-S) Zone and designated Commercial Retail (CR) (the "Project"). The Applicant proposes to develop the Project on the subject site in two phases. Phase 1 will include the construction of the Chevron gas station consisting of a 2,900 square-foot fueling canopy with 12 fueling positions, a 4,500 square-foot two-story convenience store with a 2,100 square foot office space on the second floor, and a 2,500 square-foot pad for a future drive-thru restaurant on proposed Parcel 1. Phase 2 will include the construction of the future drive-thru restaurant on proposed Parcel 2. The Applicant is not proposing to develop proposed Parcels 3, 4, 5, and 6.

Section 2. Tentative Parcel Map.

(a) The Applicant is seeking approval of Tentative Parcel Map No. 37483, a Schedule "E" subdivision of approximately 5.36 acres into on six (6) parcels on real property located south of State Route 60, north of Lincoln Avenue and Ben Nevis Boulevard, east of Dalley Way, and west of Pedley Road (APNS: 169-031-001, -002, -003, -004, -005, -006, -008; 169-032-002, -004) in the Scenic Highway Commercial (C-P-S) Zone.

(b) Section 7.05.020.A. of the Jurupa Valley Municipal Code provides that the Jurupa Valley Planning Commission is designated as the "Advisory Agency" charged with the duty of making investigations and reports on the design and improvement of all proposed Schedule "E" maps. Further, Sections 7.05.020.A. and 7.15.150 of the Jurupa Valley Municipal Code provide that the Planning Commission is authorized to approve, conditionally approve, or disapprove all such tentative map land divisions and report the action directly to the City Council and the land divider.

(c) Section 7.15.130.A. of the Jurupa Valley Municipal Code provides that within fifty (50) days after the date of filing of a commercial parcel map, a public hearing on the map must be held before the Planning Commission. Section 7.15.130.B. of the Jurupa Valley Municipal Code provides that after the close of the hearing, the Planning Commission must approve, conditionally approve, or disapprove the proposed tentative map, file notice of the decision with the City Clerk, and mail notice of the decision to the land divider, or his or her authorized agent, and any interested party requesting a copy.

(d) Section 7.15.180 of the Jurupa Valley Municipal Code requires denial of a tentative parcel map if it does not meet all of the requirements of Title 7 of the Jurupa Valley Municipal Code, or if any of the following findings are made:

1) That the proposed land division is not consistent with applicable general and specific plans.

2) That the design or improvement of the proposed land division is not consistent with applicable general and specific plans.

3) That the site of the proposed land division is not physically suitable for the type of development.

4) That the site of the proposed land division is not physically suitable for the proposed density of the development.

5) That the design of the proposed land division or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6) That the design of the proposed land division or the type of improvements are likely to cause serious public health problems.

7) That the design of the proposed land division or the type of improvements will conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. A land division may be approved if it is found that alternate easements for access or for use will be provided and that they will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction.

8) Notwithstanding subsection 5) above, a tentative map may be approved if an environmental impact report was prepared with respect to the project and a finding was made, pursuant to the California Environmental Quality Act (Pub. Resources Code Section 21000 et seq.), that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

(e) Section 7.15.140 of the Jurupa Valley Municipal Code provides that the action of the Planning Commission on a tentative Schedule "E" map will be final, unless the final decision is appealed by the land divider or any interested party.

(f) Sections 7.05.030.B. and 7.15.150 of the Jurupa Valley Municipal Code provide that if a land divider or any interested party believes that they may be adversely affected by the decision of the Planning Commission, the land divider or any interested party may appeal the decision to the City Council. Any such appeal shall be filed with the City Clerk within ten (10) days after the notice of decision of the Planning Commission appears on the City Council's agenda. The appeal must be filed in writing, stating the basis for appeal, and must be accompanied by the applicable fee.

Section 3. Conditional Use Permit.

(a) The Applicant is seeking approval of Conditional Use Permit No. 17004 to permit the construction of a Chevron gas station consisting of a 2,900 square-foot fueling canopy, a 4,500 square-foot convenience store, including the sale of motor vehicle fuel, and a 2,500 square-foot pad for a future drive-thru restaurant, with beer and wine sales for off-site consumption at the convenience store on real property located on the northwest corner of Pedley Road and Ben Nevis Boulevard (APNS: 169-031-001, -002, -003, -004, -005, -006, -008) in the Scenic Highway Commercial (C-P-S) Zone.

(b) Section 9.125.020.B.(21) of the Jurupa Valley Municipal Code provides that gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption, are permitted in the C-P-S Zone provided a conditional use permit has been granted pursuant to Section 9.240.280 of the Jurupa Valley Municipal Code.

(c) Section 9.240.490.B.(1) of the Jurupa Valley Municipal Code provides that the sale of alcoholic beverages for off-premises consumption shall be allowed in the C-P-S Zone provided a conditional use permit has been approved pursuant to Section 9.240.280 of the Jurupa Valley Municipal Code.

(d) Further, Section 9.125.020.B.(22) of the Jurupa Valley Municipal Code provides that convenience stores, including the sale of motor vehicle fuel, are permitted in the C-P-S Zone provided a conditional use permit has been granted pursuant to Section 9.240.280 of the Jurupa Valley Municipal Code.

(e) Section 9.240.280.(3) of the Jurupa Valley Municipal Code provides that a public hearing shall be held on the application for a conditional use permit in accordance with the provisions of either Section 9.240.250 or 9.240.260 of the Jurupa Valley Municipal Code, whichever is applicable, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing. Further, the hearing body in Section 9.240.250 of the Jurupa Valley Municipal Code is defined as the Planning Commission of the City of Jurupa Valley.

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

Section 4. Determination of Public Convenience or Necessity.

(a) Sections 23958 and 23958.4 of the California Business and Professions Code provide that the California Department of Alcoholic Beverage Control ("ABC") must deny an application for a license if issuance of that license would tend to create a law enforcement problem, or if issuance would result in or add to an undue concentration of licenses, except that ABC may issue the license if the local governing body of the area in which the applicant's premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance. The 90-day period commences upon receipt by the local governing body of (i) notification by ABC of an application for licensure, or (ii) a completed application according to local requirements, if any, whichever is later.

(b) The subject convenience store is located in Census Tract 405.02, in which an overconcentration of off-sales liquor licenses exists. California alcoholic beverages licensing regulations allow for a maximum of three (3) off-sale liquor licenses in Census Tract 405.02. A total of five (5) off-sales liquor licenses exist within Census Tract 405.02.

(c) Section 9.240.490.E.(5) of the Jurupa Valley Municipal Code provides that the Planning Commission must make the following findings in making a determination of public convenience or necessity and approving or conditionally approving an application for Issuance of a Letter of Determination of Public Convenience or Necessity:

1) That the proposed use will not be detrimental to the health, safety and welfare of the community;

2) That the proposed use will enhance the economic viability of the area in which it is proposed to be located;

3) That the proposed use is compatible with the surrounding area;

4) That the background of the proposed licensee and the history of the premises or any premises the applicant has operated in the past were not detrimental to the health, safety and welfare of the community; and

5) That the applicant will agree, in writing, to the conditions placed upon the license and application.

(d) Section 9.240.490.E.(6) of the Jurupa Valley Municipal Code provides that the Planning Commission may impose such conditions as are necessary to protect the health, safety and welfare of the community and fulfill the findings required for the determination of public convenience or necessity.

Section 5. Procedural Findings. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The application for MA No. 17245 was processed including, but not limited to, a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On September 12, 2018, the Planning Commission of the City of Jurupa Valley held a public hearing on MA No. 17245, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing.

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

Section 6. California Environmental Quality Act Findings for Adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The Planning Commission of the City of Jurupa Valley does hereby make the following environmental findings and determinations in connection with the approval of the Project:

(a) Pursuant to the California Environmental Quality Act ("CEQA") (Cal. Pub. Res. Code §21000 *et seq.*) and the State Guidelines (the "Guidelines") (14 Cal. Code Regs. §15000 *et seq.*), City staff prepared an Initial Study of the potential environmental effects of the approval of the Project as described in the Initial Study. Based upon the findings contained in that Study, City staff determined that, with the incorporation of mitigation measures, there was no substantial evidence that the Project could have a significant effect on the environment and a Mitigated Negative Declaration ("MND") was prepared by the City in full compliance with CEQA.

(b) Thereafter, City staff provided public notice of the public comment period and of the intent to adopt the MND as required by law. The public comment period commenced on August 23, 2018, and expired on September 11, 2018. Copies of the documents have been

available for public review and inspection at City Hall, 8930 Limonite Avenue, Jurupa Valley, California 92509. The City received did not receive any comments during the public review period.

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

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

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

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

Section 7. Findings for Approval of Tentative Parcel Map. The Planning Commission of the City of Jurupa Valley does hereby find, determine, and declare that the proposed Tentative Parcel Map No. 37483 should be granted because:

(a) The proposed Tentative Parcel Map No. 37483 meets all requirements of Title 7 (Subdivisions) of the Jurupa Valley Municipal Code in that the parcels will be divided to meet all criteria.

(b) The proposed land division will be consistent with the City's General Plan 2017 and the General Plan land use designation of Commercial Retail (CR) in that the land is suitable for the proposed commercial subdivision, including Floor-to-Area ratio.

(c) The design or improvement of the proposed land division is consistent with the City's General Plan 2017 in that the land division is consistent with the commercial development policies within the general plan.

(d) The site of the proposed land division is physically suitable for the type of development, will accommodate the proposed commercial development, and will be graded according to applicable code standards.

(e) The site of the proposed land division is physically suitable for the proposed density of the development in that the proposed land division is consistent with the General Plan 2017's vision for commercial growth development for the subject area and the water and sewer purveyor, Jurupa Community Services District (JCSD), has issued a "will serve" letter stating that water and sewer service will be available to the development.

(f) The design of the proposed land division or proposed improvements, as conditioned and with the imposition of mitigation measures, is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

(g) The design of the proposed land division or the type of improvements is not likely to cause serious public health problems in that the land division has been designed to be harmonious with the surrounding community and provides for safe on-site traffic and pedestrian circulation.

(h) The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division in that the proposed tentative parcel map and development plans have been prepared to prevent any such conflicts.

Section 8. Findings for Approval of Conditional Use Permit. The Planning Commission of the City of Jurupa Valley does hereby find, determine, and declare that the proposed Conditional Use Permit No. 17004 should be granted because the proposed gas station consisting of a fueling canopy and convenience store (including the sale of motor vehicle fuel), with beer and wine sales for off-site consumption at the gas station, will not be detrimental to the health, safety, or general welfare of the community in that:

(a) The area devoted to beer and wine sales for off-site consumption would only be three percent (3%) of the retail floor area;

(b) The proposed beer and wine sales for off-site consumption is consistent with other similar fueling stations with convenience stores offering beer and wine sales for off-site consumption;

(c) The proposed beer and wine sales for off-site consumption will be conducted as an ancillary use to the primary sales of prepackaged cold and hot foods, sundry items, non-alcoholic beverages and fueling for vehicles;

(d) As conditioned by the City and ABC, the proposed beer and wine sales for off-site consumption will not pose a threat to surrounding land uses;

(e) As conditioned by the City, the subject site will be developed to ensure adequate dense landscaping, masonry walls, increased setbacks, restricted delivery hours, and shielded lighting to reduce impacts to adjacent land uses, and the proposed use is not expected to create any significant adverse impacts from noise, odor, or light upon the community as analyzed in the Initial Study and Mitigated Negative Declaration.

Section 9. Determination of Public Convenience or Necessity Approval Findings. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The proposed sale of alcoholic beverages for off-site consumption will not be detrimental to the health, safety and welfare of the community in that the area devoted to alcohol sales would be approximately three percent (3%) of the total retail area square footage.

Furthermore, the sale of alcoholic beverages for off-site consumption is consistent with similar gas stations in surrounding commercial uses that offer off-site beer and wine sales as a convenience to their customers;

(b) The proposed sale of alcoholic beverages for off-site consumption will enhance the economic viability of the Glen Avon community in which it is proposed to be located. The sale of beer and wine for off-site consumption is an essential component of the proposed convenience store. Although alcoholic beverage sales will only comprise a small percentage of the total gross receipts of the convenience store, their availability is important to the store's financial viability, as customers expect to be able to purchase these items when they do their shopping. Additionally, the sale of alcoholic beverages would serve a public convenience or necessity in that it is proposed in conjunction with the sale of a variety of sundry items, including hot foods, and provide a convenience for customers also fueling their vehicles. The proposed use would therefore enhance the economic viability of the area;

(c) The proposed sale of alcoholic beverages for off-site consumption is compatible with the surrounding Glen Avon community. The proposed Chevron gas station and convenience store are located on a site that is adjacent to the State Route 60 Pedley Road off-ramp. Additionally, the site is zoned Scenic Highway Commercial (C-P-S) and designated Commercial Retail (CR). In 2015, the City approved the Pedley Crossings commercial shopping center located across the street from the subject site along Pedley Road. The proposed sale of alcoholic beverages for off-site consumption will be compatible with the surrounding residential land uses and the Pedley Crossings commercial shopping center project, approved in 215, located across the street from the subject site along Pedley Road;

(d) The background of the Applicant and the history of the premises or any premises the Applicant has operated in the past were not detrimental to the health, safety and welfare of the community. Per the Applicant's Written Statement of Justification, the Applicant has owned and operated a 76 Gas Station within the City of Upland, managed a Mobile Gas Station located at 2200 S. Haven Avenue in the City of Ontario, and has owned and operated a former restaurant, Sundance Grill, located at 10062 Arrow Route in the City of Rancho Cucamonga from September 2009 to August 2011. As there are no violations against the Applicant's previous ABC licenses, and the County Sheriff's Department did not report any alcohol related calls at the subject site, the Planning Commission concludes that the Applicant has operated stable, professionally managed stores that take the safety of the community, its patrons, and its employees seriously. The Applicant has conditioned to train his employees to handle alcoholic beverages responsibly and in compliance with all applicable laws and regulations, along with the recommendations or requirements of the Sheriff's Department, ABC, and local laws. Additionally, future employees must be trained to prohibit the sales of alcohol to underage persons, limiting or preventing the sale of alcohol to intoxicated patrons, and preventing loitering and drinking within the parking lot and adjacent businesses; and


(e) The Applicant will agree, in writing, to the conditions placed upon the license and application.

Section 10. Approval of Master Application No. 17245 with Conditions.
Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby (1)

approves Tentative Parcel Map No. 37483 for a Schedule "E" subdivision of approximately 5.36 acres into on six (6) parcels on real property located south of State Route 60, north of Lincoln Avenue and Ben Nevis Boulevard, east of Dalley Way, and west of Pedley Road (APNS: 169-031-001, -002, -003, -004, -005, -006, -008; 169-032-002, -004) in the Scenic Highway Commercial (C-P-S) Zone and designated Commercial Retail (CR), (2) approves Conditional Use Permit No. 17004 to permit the construction of a Chevron gas station consisting of a 2,900 square-foot fueling canopy with 12 fueling positions, a 4,500 square-foot two-story convenience store with a 2,100 square foot office space on the second floor, including the sale of motor vehicle fuel, and a 2,500 square-foot pad for a future drive-thru restaurant, with beer and wine sales for off-site consumption at the convenience store on real property located on the northwest corner of Pedley Road and Ben Nevis Boulevard (APNS: 169-031-001, -002, -003, -004, -005, -006, -008) in the Scenic Highway Commercial (C-P-S) Zone and designated Commercial Retail (CR), and (3) makes a Determination of Public Convenience or Necessity to allow the sales of beer and wine sales for off-premises consumption at the convenience store located in Census Tract 405.02 on real property located on the northwest corner of Pedley Road and Ben Nevis Boulevard (APNS: 169-031-001, -002, -003, -004, -005, -006, -008) in the Scenic Highway Commercial (C-P-S) Zone and designated Commercial Retail (CR), all subject to the recommended conditions of approval attached hereto as Exhibit "A".


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

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Jurupa Valley on this 12th day of September, 2018.



William Hofferber
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 Merrell, Planning Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2018-09-12-01 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 12th day of September, 2018, 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

EXHIBIT "B"

CONDITIONS OF APPROVAL FOR MA17245 (CUP17004, PCN18001 & TPM37483)

PLANNING DEPARTMENT

1. **PROJECT PERMITTED.** MA17245 (CUP17004, PCN18001 and TPM37483) is for a two (2) phased development: Phase 1 includes a Chevron gas station with 2,900 square-foot fueling canopy and 12 fueling positions; a 4,500 square-foot convenience store and a 2,100 square-foot office on the second floor of the convenience store on proposed Parcel 1. Phase 2 includes a 2,500 square-foot pad for future drive-thru restaurant. Restaurant design shall require separate approval of a Site Development Permit (SDP). Tentative Parcel Map No. 37483 is for the subdivision of 9 parcels into 6 commercial parcels and the PCN is for the sale of alcoholic beverages for off-site consumption in an over concentrated census tract. On-site advertising signs are not part of this approval. Parcels 1-4 are located at the northwest corner of Pedley Road and Ben Nevis Boulevard and Parcels 5 & 6 are located at the southeast corner of Ben Nevis Boulevard and Avon Street. Parcels 1 and 2 are associated with the gas station development and restaurant pad. APNS: 169-031-001; 169-031-002; 169-031-003; 169-031-004; 169-031-005; 169-031-006; 169-031-008; 169-032-002 & 169-032-004.
2. **INDEMNIFY CITY.** The applicant, the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor"), shall indemnify, defend, and hold harmless the City of Jurupa Valley and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City.

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3. **CONSENT TO CONDITIONS.** Within thirty (30) days after project approval, the owner or designee shall submit written consent to the required conditions of approval to the Planning Director or designee.
4. **ACKNOWLEDGEMENT OF RECEIPT FORM.** Within thirty (30) days after project approval, the owner or designee shall submit written consent to having received a copy of the "Applicant's Acknowledgement of Comments and Code Information from Internal/External Agencies". The receipt form shall be given to the Planning Director or designee.
5. **MITIGATION MEASURES.** This project shall be subject to the mitigation measures adopted with the Mitigated Negative Declaration (MND) prepared for the project and included with these conditions of approval.
6. **FEES.** The approval of MA17245 (CUP17004, PCN18001 and TPM37483) shall not become effective until all planning fees have been paid in full.
7. **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).** This project is approved subject to the provisions of a Mitigated Negative Declaration. Within forty-eight (48) hours of final approval for this project, the owner or designee shall deliver to the Planning Department a check payable to the Riverside County Clerk in the amount of \$2,330.75 (includes \$50.00 County Clerk Processing Fee) or the fees that are currently in effect at the time. This will enable the City to file the Notice of Determination.
8. **COPIED CONDITIONS.** Prior to the issuance of any building permit, the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the project's final approval.
9. **APPROVAL PERIOD – CONDITIONAL USE PERMIT.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By "use", it shall mean the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to one (1) year of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, it shall become null and void.
10. **APPROVAL PERIOD – TENTATIVE PARCEL MAP.** An approved or conditionally approved tentative parcel map shall expire 36 months after such approval unless within that period of time a final map shall have been approved and filed with the County Recorder. Prior to the expiration date, the land divider may apply in writing for an extension of time pursuant to Ordinance No. 460.
11. **CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans (listed below) with any changes in accordance to these conditions of approval:
 - a. Architectural Set of Plans consisting of:
 - i. Sheet C.1.0: Site Plan (8/15/18)
 - ii. Sheet C.1.1: Enlarged Site Plan (8/15/18)

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- iii. Sheet L.1.1: Conceptual Planting Plan (8/16/18)
- iv. Sheet A.1.1: Main Floor Plan (2/12/18)
- v. Sheet A.1.2: 2nd Floor Plan (1/23/17)
- vi. Sheet A.2.1: Building Elevations (5/1/18)
- vii. Sheet A.2.2: Wall Plan (8/16/18)
- viii. Sheet CA.1.1: Canopy Elevations (1/23/17)
- ix. Sheet SD.1.1: Site Details (8/16/18)
- x. Sheet SD.1.2: Trash Enclosure (5/1/18)
- xi. Sheet C.2.1: Security Plan (1/23/17)
- xii. Sheet C.3.1: Street Sections (8/16/18)
- xiii. Preliminary Grading and Drainage Plans (sheets 1-7 dated 8/16/18)

- b. Tentative Parcel Map No. 37483 (Sheets 1-4 dated 8/17/18)
- c. The Title Block of Preliminary Grading and Drainage Plans (sheets 1-7 dated 8/16/18) shall be revised to remove any reference to Mobil Gas Station with C-Store and Carwash. Title Block shall reference the Chevron gas station project as identified under Condition No. 1.

12. SIGN PERMIT. Prior to the issuance of any building permit, the owner or designee shall submit a separate Site Development Permit (SDP) for Planning Director review and approval of any proposed on-site signage. Signage shall be architecturally integrated with the overall project.

13. ADVERTISING SIGNAGE. Window signage shall be prohibited. Advertisement signage on exterior walls is also prohibited, unless approved through a permit by the Planning Department.

14. ON-SITE LANDSCAPING. Prior to the issuance of any Building permit, the applicant shall submit a "Professional Services (PROS)" application (with current fees) and the following items for Planning Director review and approval:

- a. The total cost estimate of landscaping, irrigation, and one-year of maintenance.
- b. Completed City Faithful Performance Bond for Landscape Improvements form with original signatures after the City provides the applicant with the required amount of bond.
- c. Completed City Landscape Agreement with original signatures after the City has reviewed the submitted cost estimate.
- d. Final landscape, maintenance, planting, and irrigation plans and digital copies (CD format).
- e. Add landscape vine along the northern perimeter wall and train vine to cling over the wall for graffiti prevention along the freeway off ramp view.

Prior to the final inspection of any Building permit, the Landscape Architect of Record shall conduct an inspection and submit a letter to the City of Jurupa Valley once s/he has deemed the installation is in conformance to the approved plans. Following the inspection of the Landscape Architect of Record, the applicant shall schedule a City inspection with the City's landscape architect.

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- 15. SPECIAL REVIEW OF PARKING.** Prior to the issuance of any building permit, the applicant shall obtain Planning Director authorization for the Special Review of Parking.
- 16. OWNERSHIP AND MAINTENANCE OF COMMON AREA.**
- a. **Formation of a Permanent Organization.** Prior to the recordation of the final map, the applicant shall form a permanent organization, such as a property owners' association, for the ownership and maintenance of all common areas including, but not limited to, landscaping, parking areas, and circulation systems (areas) in perpetuity.
 - b. **Covenants, Conditions, and Restrictions (CC & Rs).** Prior to the recordation of the final map, the applicant shall submit draft Covenants, Conditions, and Restrictions (CC&Rs) for the Planning Director review and approval. The CC&Rs shall identify the common areas for ownership and maintenance with text and an exhibit. The common areas shall include the following items:
 - i. Access and Circulation Areas
 - ii. Drainage Facilities
 - iii. Landscaping and Irrigation
 - iv. Parking Areas
 - v. On-site Exterior Lighting Fixtures
 - vi. Trash Enclosures
 - vii. Walls and Fencing
 - viii. Any additional item that may be required by the Planning Director
- 17. GRAFFITI PROTECTION FOR WALLS.** Prior to the issuance of any building permit, the applicant shall submit plan that includes anti-graffiti coating or protection for the exterior side of all perimeter walls and exterior of building walls to half the height of the structure, or 12 feet, whichever is greater, for City review and approval. The applicant shall remove any graffiti on the property as soon as possible. In addition, if the applicant was notified by the City, the applicant shall remove the graffiti within seven (7) days of the City's notice.
- 18. PEDESTRIAN ON-SITE PATHWAYS.** All on-site pedestrian access pathways shall be constructed with decorative paving such as colored concrete pavers or stamped concrete to the satisfaction of the Planning Director.
- 19. SHARED ACCESS.** The applicant shall maintain an access area along a portion of the western property line of Parcel 2 to encourage reciprocal access into the future development of the adjacent property located to the immediate west of this subject site.
- 20. EFFECTIVE DATE OF CONDITIONAL USE PERMIT (SALE OF BEER AND WINE).** The Conditional Use Permit shall not take effect until the following conditions of approval are satisfied:
- a. **Security System.** The applicant shall install (1) an alarm system and (2) a surveillance monitoring system. The surveillance monitoring system shall include the surveillance monitoring of all entrances and exits. The surveillance plan shall

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be reviewed and approved by the Planning Department and by the Riverside County Sheriff's Department.

- b. **L.E.A.D. Certificate.** The applicant and any employees of the retail selling alcoholic beverages for off-site consumption shall provide the "Licensee Education on Alcohol and Drugs" (L.E.A.D.) completion certificate to the Planning Department.

21. ADDITIONAL REQUIREMENTS RELATED TO SALE OF BEER & WINE FOR CONVENIENCE STORE AT GAS STATION.

- a. **Education for Public.** Applicant shall educate the public regarding laws related to alcohol such as driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages. Applicant shall provide proof of satisfying the condition when requested by the City.
- b. **Permitted Display/Storage Locations of Beer and Wine.** The display or storage of alcoholic beverages shall only be as shown on the approved floor plans. No displays of beer and wine within 5 feet of any entrance or checkout counter. Cold beer or wine must be sold or displayed in permanently fixed electrical coolers only.
- c. **On-site Advertisement for Beer or Wine.** No advertising of alcoholic beverages on gasoline islands; no lighted advertising of alcoholic beverages on the exterior of the building or within window areas.
- d. **Employees' Minimum Age to sell alcohol.** Employees must be at least 21 years of age if selling any alcoholic beverages between the hours of 10:00 pm and 2:00 am.
- e. **Drive-Thru Sales Prohibited.** If future development included a drive-thru for the convenience store, the following restriction shall apply: no alcoholic beverage sales shall be made from a drive-in window.

22. LIMITED SALES OF ALCOHOLIC BEVERAGES. The following types of alcoholic beverages (beer and wine) for off-site consumption are prohibited:

- a. Single can or bottle of alcoholic beverage less than or equal to forty (40) ounces.
- b. Packages containing less than six (6) cans, or bottles, to a case.

23. DELIVERIES.

Restricted Loading / Unloading Times. Hours of delivery for the project site shall only occur between the hours of 7:00 am – 6:00 pm on Mondays to Fridays. Failure to comply with this condition is a violation of this approval of MA17245 (CUP17004, PCN18001 and TPM37483). If the applicant does not correct the violation or has repeatedly violated this condition, the applicant shall be subject to a Planning Commission's public hearing to resolve the violation. If the violation cannot be cured for any reason after the Planning Commission's public hearing, MA17245 (CUP17004, PCN18001 and TPM37483) may be subject to revocation.

24. TRASH COLLECTION. **Prior to the issuance of any building permit,** the applicant shall submit plans to include the trash collection with details and specification to the Planning Department for review and approval. Walls of the enclosure and any solid

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gates shall have graffiti protection coating. In addition, the applicant shall submit an approval or clearance letter from the waste collection agency to the Planning Department.

25. **OUTDOOR LIGHTING.** The applicant shall provide sufficient outdoor lighting after dusk. All outdoor lighting fixtures shall be maintained in good condition. Light fixtures shall be shielded to prevent any light to flood onto adjacent properties.
 - a. **Photometric Plan.** Prior to the issuance of any building permit, the applicant shall submit a photometric plan which provides ample site coverage and prevents spillage and glare onto adjacent properties.
26. **IMMEDIATE REMOVAL OF LOITERERS.** The applicant shall remove any loiterer once discovered. If the applicant fails to immediately remove any loiterer, the Conditional Use Permit and Determination of Public Convenience or Necessity for the sale of beer and wine for off-site consumption may be subject to revocation.
27. **ACCESS POINTS OF THE CONVENIENCE STORE.** All exterior access points to the building shall be secured and illuminated to identify any person and/or activity during late night hours. Employees shall limit trash removal and any unnecessary opening of exterior access points during late night hours.
28. **MAINTENANCE OF PROPERTY.** The applicant shall maintain the shopping center and be kept free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.
29. **ROOFTOP EQUIPMENT.** All rooftop equipment shall be screened from public view.
30. **JURUPA AREA RECREATION AND PARK DISTRICT.** Prior to the issuance of any building permit, the applicant shall submit proof of satisfying any fees, dedications, or requirements by the Jurupa Area Recreation and Park District to the Building Official.
31. **MULTIPLE SPECIES HABITAT CONSERVATION PLAN MITIGATION FEE (ORD. NO. 810).** The applicant shall pay any owed fees pursuant to Ordinance No. 810. In order for the agency to determine that the project qualifies for any exemptions for any of the subject fees, the applicant needs to submit sufficient evidence to the City to demonstrate that it qualifies for the exemption.
32. **SALE OF INDIVIDUAL BUILDINGS.** No structure constructed on Project site may be sold until the subject Project on which the structure is located is divided and a final map recorded in accordance with the City's subdivision regulations such that the structure is located on a separate legally divided parcel.
33. **COMMUNITY TRAIL. Prior to Final Map.**
 - a. The applicant, or his/her designee, shall submit a detailed plan showing the precise location and design of the 10-foot wide DG (decomposed granite) trail and trail fence along Parcels 5 and 6 to the satisfaction of the JARPD and the Planning Director.
 - b. The applicant, or his/her designee, shall dedicate the 10-foot wide easement for trail purposes to JARPD. Proof of such dedication shall be provided to the Planning Department.

ENGINEERING DEPARTMENT

City of Jurupa Valley

1. GENERAL REQUIREMENTS (ENGINEERING)

- 1.1** The use hereby conditioned is for a Conditional Use Permit (CUP17004) and Schedule "E" subdivision, Tentative Parcel Map No. 37483; being a subdivision of a portion of Lot 25, portion of Lot 26, and portion of Lot 54 of the resubdivision of Glen Avon Heights as shown on file in Map Book 10, Page 100, of Maps on file in the County of Riverside, California; more particularly Assessor's Parcels Number APN 169-031-008, 169-031-006, 169-031-005, 169-031-004, 169-031-003, 169-031-002, 169-031-001, 169-032-002, 169-032-004; consisting of 5.36 acres, into 6 numbered parcels for commercial purposes, and 2 lettered lots for road dedication. Exhibit titled Tentative Parcel Map No. 37483, prepared by Salem Engineering Group, Inc., dated August 2018, is hereby referenced.
- 1.2** This land division shall comply with the State of California Subdivision Map Act, the City of Jurupa Valley Municipal Code, and Riverside County Ordinance No. 460; as it pertains for Schedule "E" subdivisions for commercial purposes, unless otherwise modified by the conditions listed herein.
- 1.3** It is assumed that any easements shown on the referenced exhibits are shown correctly and include all the easements that encumber the subject property. The Project proponent shall secure approval from all easement holders for all grading and improvements which are proposed over the respective easement or provide evidence that the easement has been relocated, quitclaimed, vacated, abandoned, easement holder cannot be found, or is otherwise of no affect. Should such approvals or alternate action regarding the easements not be provided, the Project proponent may be required to amend or revise the permit application.
- 1.4** Pedley Road is a paved, City-maintained road classified in the City's General Plan as an Arterial Road with an ultimate right-of-way width of 128 feet. No additional right-of-way is required from the applicant along Pedley Road except to provide corner cut back.
 - 1.4.1** No additional right-of-way is required from the applicant along Pedley Road except to provide corner cut back.
 - 1.4.2** The project proponent shall cause improvement plans, for parkway improvements and per these Conditions, to be prepared and submitted for review and approval of the City Engineer. Improvements on Pedley Road shall be design and constructed in accordance with the City's Municipal Code and Riverside County Transportation Department, and as noted in these conditions.
- 1.5** Ben Nevis Boulevard is a paved, City-maintained road and shall be improved in accordance with Riverside County Road Standard No. 111 and as modified on these conditions of approval and shown on the referenced exhibit.
 - 1.5.1** Right-of-way dedication to provide corner cut back at intersection with Pedley Road is required.
 - 1.5.2** Right-of-way dedication is required to provide 72 ft. right of way width along the frontage of parcels 2, 3 and 4 of the referenced exhibit.

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- 1.5.3 Right-of-way dedication is required to provide improvements per this conditions and the referenced exhibit along the frontage of parcels 1, 2, 5, and 6.
- 1.5.4 The project proponent shall cause improvement plans, for parkway improvements and per this condition, to be prepared and submitted for review and approval of the City Engineer. Improvements on Ben Nevis Boulevard shall be designed and constructed in accordance with the City's Municipal Code and Riverside County Transportation Department, and as noted in these conditions.
- 1.6 Avon Street is a paved, City-maintained road unclassified in the City's General Plan. The project proponent shall cause improvement plans, per these Conditions, to be prepared and submitted for review and approval of the City Engineer.
 - 1.6.1 No additional right-of-way is required from the applicant along Avon Street except to provide corner cut back at Ben Nevis Boulevard.
 - 1.6.2 The project proponent shall cause improvement plans, for parkway improvements and per these Conditions, to be prepared and submitted for review and approval of the City Engineer. Improvements on Avon Street shall be designed and constructed in accordance with the City's Municipal Code and Riverside County Transportation Department, and as noted in these conditions.
- 1.7 In compliance with Santa Ana Regional Water Quality Control Board Orders this project is required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. Guidelines and templates to assist the developer in completing the necessary studies are available on-line at www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.
- 1.8 Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Riverside County Ordinance 460 and 461, as adopted by the City. This also applies to existing overhead lines which are 33.6 kilovolts or below within and along the project frontage and between the nearest poles offsite in each direction of the project site. All utility extensions within the subdivision and within individual lots shall be placed underground.
- 1.9 Owner will be required to annex into Jurupa Valley's Lighting and Landscape Maintenance District 89-1-C (L&LMD) for landscape maintenance.
- 1.10 Owner will be required to form or annex into, if one already exists, a CFD for Public Safety. If this project is within any assessment/benefit district, the Owner shall make application for any reapportionment of the assessments or pay the unit fees in the assessment/benefit district as appropriately caused by approval of the project.

2. PRIOR TO GRADING PERMIT (ENGINEERING)

- 2.1 No grading permit shall be issued until the Tentative Parcel Map (TPM), and all other related cases are approved and are in effect unless otherwise approved by the City Engineer.

City of Jurupa Valley

- 2.2** A preliminary geotechnical report, Geotechnical Engineering Investigation, dated August 31, 2017 and addendum dated April 23, 2018; by SALEM Engineering Group, Inc., were submitted for this project. A final geotechnical report is required to be submitted to the Engineering Department for review and approval.

Final report must address the following at submittal:

- 2.2.1** Soldier pile temporary shoring system proposed for construction of retaining wall. Report shall discuss feasibility of method proposed for the construction, H-beams.
- 2.3** Applicant shall be responsible to obtain all permits required by City and other agencies. This includes any Caltrans permitting that may be triggered by encroachments into their right-of-way, such as tieback anchors required for wall construction extending into Caltrans right-of-way.
- 2.4** Shoring plans shall be submitted for review and approval of the Engineering Department.
- 2.5** The Project Proponent shall cause a "rough" grading plan or a combined "rough and precise" grading plan for the entire site to be prepared and submitted for review and approval by the City Engineer. The grading plan shall show grading in the public right-of-way from the right-of-way line to the back of curb. Grading agreement and securities shall be in place prior to commencement of grading.
- 2.5.1** The grading plan shall provide for acceptance and proper treatment of all off-site drainage flowing onto or through the site. Drainage shall be treated on site, no runoff to existing public right-of-way will be accepted, except when treating runoff of site is not recommended by geotechnical engineer. In the latter case, the applicant shall demonstrate that the existing drainage facilities are in condition and sized adequately to receive additional flows to the City Engineer's satisfaction. If quantities of flow exceed the capacity of the conveyance facility, the applicant will be required to provide adequate drainage facilities and/or appropriate easement(s), if necessary, as approved by the City Engineer.
- 2.5.2** The grading plan shall provide for protection of downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow.
- 2.5.3** Temporary erosion control measures shall be implemented immediately following rough grading to prevent transport and deposition of earthen materials onto downstream/downwind properties, public rights-of-way, or other drainage facilities. Erosion Control Plans showing these measures shall be submitted along with the grading plan for approval by the City Engineer.
- 2.5.4** Driveway approaches shall be located as shown on the referenced exhibit. The driveway approaches shall be constructed per Riverside County Standard No. 207A. Existing driveway approaches, if any, shall be removed and replaced with full height curb and gutter.

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- 2.6** Prior to approval of the grading plan, Landowner shall prepare, or cause to be prepared, a final WQMP in conformance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCD) requirements for processing with and approval of the City Engineer.
- 2.6.1** The water quality management features and facilities to be constructed shall be shown on the project's site grading plans or separate post-construction BMP improvement plans for approval of the City Engineer.
- 2.6.2** The property owner shall enter into a Water Quality Management Plan and Stormwater BMP Operation and Maintenance Agreement with the City. The agreement shall be recorded and a certified copy shall be provided to the City Engineer.
- 2.7** Prior to approval of the grading plan for disturbance of one (1) or more acres the landowner shall provide evidence that it has prepared and submitted to the State Water Resources Control Board (SWRCB) a Storm Water Pollution Prevention plan (SWPPP). The SWRCB issued WDID number shall be included on the face of the grading plan.
- 2.8** Any proposed retaining walls will require a separate permit(s). Permits shall be obtained prior to the issuance of any grading permit unless otherwise approved by the City Engineer and Building Official.
- 2.9** Where grading involves import or export the Project Proponent shall obtain approval for the import/export location, from the Engineering department, if located in the City. If an Environmental Assessment did not previously address the import/export location a Grading Environmental Assessment shall be submitted to the Engineering Department for comment and to the Planning Director for review and approval. If import/export location is outside the City the Project Proponent shall provide evidence that the jurisdictional agency has provided all necessary separate approvals for import/export to/from the site.
- 2.10** Where grading involves import or export using City streets the Project Proponent shall obtain approval of the haul route and a haul route permit from the Public Works Department.
- 2.11** A preliminary Hydrology Study, dated September 12, 2017, by CJC Design, Inc., was submitted for this project. A final Hydrology report is required to be submitted to the Engineering Department for review and approval.
- 2.11.1** All drainage and storm drain improvements shall be designed in accordance with Riverside County Flood Control & Water Conservation District's standards. Drainage shall be designed to accommodate 100-year storm flows. Minimum drainage grade shall be 1% except on Portland Cement Concrete where 0.5% shall be the minimum.
- 2.11.2** The drainage study and the grading plan shall be signed by a California licensed civil engineer.
- 2.12** Grading plans shall clearly address mitigation of runoff from Caltrans right-of-way north of the site. Flow shall be accepted and treated on site and shall not be directed to public right-of-way.

City of Jurupa Valley

- 2.13** The Project Proponent shall prepare separate landscaping and irrigation plans for areas within the street right-of-way for review and approval by the City Engineer. Plans shall be prepared in accordance with Riverside County Ordinance.
- 2.13.1** Right-of-way Landscape and Irrigation plans shall be prepared per Riverside County Ordinance 859 and per the City's submittal guidelines and package. Landscaped median(s) shall be part of the plans.
- 2.14** The Project Proponent shall prepare separate street improvement and street lighting plans for review and approval by the City Engineer.

3. PRIOR TO FINAL MAP RECORDATION

- 3.1** No final Parcel Map shall be recorded until all Planning related cases, if any, and the annexation to Jurupa Valley's Lighting & Landscape Maintenance District 89-1-C (JV L&LMD), if any, associated with this subdivision are approved.
- 3.2** No final Map shall be recorded until the Annexation to JV L&LMD associated with this project is finalized.
- 3.2.1** District maintenance responsibilities will include, but is not limited to, the maintenance of the following:
- a. Parkway landscaping along Pedley Road;
 - b. Parkway landscaping along Ben Nevis Boulevard;
 - c. Tree trimming for trees within the public right-of-way, as identified on the Annexation Landscape Plans and approved by the Director of Public Works;
 - d. Median improvements.
- 3.3** Lot access shall be restricted along the public rights-of-way. On the final Parcel Map the Owner shall dedicate abutter's rights of access along Ben Nevis Boulevard and Pedley Road; except at approved driveway access points on Ben Nevis Boulevard as shown on the referenced exhibit.
- 3.4** The Project Proponent shall provide improvement plans for approval of the City Engineer for all public improvements including, but not limited to, street improvements plans showing parkway improvements, road and pavement improvements, landscape and irrigation, traffic signal plans, and water system.
- 3.5** Rights-of-way for streets and public utilities purposes shall be dedicated and shown on the Final Parcel Map in accordance with these conditions of approval, the City's Municipal Code, Riverside County Ordinance 460, and Riverside County Ordinance 461. It is understood that the Tentative Parcel Map exhibit correctly shows acceptable centerlines, existing easements, traveled ways, and drainage courses, and that the omission or unacceptability may require that the Developer amend or revise the tentative map as may be necessary to allow a finding that the final Parcel Map is in substantial conformance with the tentative map.
- 3.6** The Project Proponent shall prepare improvement plans for approval of the City Engineer:

City of Jurupa Valley

3.6.1 Project Proponent shall prepare plans for improvements on Ben Nevis Boulevard, along the frontage of the proposed subdivision, consistent with the conditions of approval and shall be responsible of construction of the improvements:

a. Ben Nevis Boulevard shall be considered a Collector Road and improved per Riverside County Standard No. 111 modified to provide curb adjacent landscape;

b. Improvements shall include curb & gutter, sidewalk, drive approaches, landscaping & irrigation, median modifications, traffic signal improvements, and signing & striping.

c. Parkway improvements shall be as shown on referenced exhibit, unless otherwise as otherwise modified and approved by the City Engineer;

d. Standard No. 111 shall be modified at the intersection with Pedley Road as noted and identified on Table A (Traffic and Transportation Improvement and Mitigation List). Road pavement treatment required for Ben Nevis Boulevard at project frontage. Applicant shall provide pavement treatment per Geotechnical Engineer's recommendation and as approved by the City Engineer.

3.6.2 Project Proponent shall prepare plans for improvements on Pedley Road, along the frontage of the proposed subdivision, consistent with the conditions of approval and shall be responsible of construction of the improvements:

a. Improvements shall include curb, gutter and sidewalk repairs as identified by City Public Works inspector; landscaping & irrigation, median modifications, traffic signal improvements, and signing & striping;

b. Parkway improvements shall be as shown on referenced exhibit, unless otherwise as otherwise modified and approved by the City Engineer;

c. Improvements shall include landscaping & irrigation, traffic signal improvements, and signing & striping - as noted and identified on Table A (Traffic and Transportation Improvement and Mitigation List).

d. Improvements for Ben Nevis Boulevard and Pedley Road intersection;

e. Pavement treatment required for Pedley Road: Slurry seal; shall be reviewed and approved by City Engineer.

3.6.3

Project Proponent shall prepare plans for improvements on Avon Street consistent with the conditions of approval and shall be responsible of construction of the improvements:

a. Curb and gutter;

b. 10-foot parkway, including a 5-foot sidewalk and 5-foot curb adjacent landscaping.

3.7 Should this project be within any assessment/benefit district, the Project Proponent shall make application for and pay any reapportionment of the assessment or pay the unit fees in the assessment/benefit district.

3.8 Provide clearance letter from water and sewer utility purveyor, that all and any conditions by the water and sewer utility purveyor (if any) have been satisfied or appropriately initiated to its satisfaction.

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- 3.9** Provide non-interference letters from all public utilities within the project boundary.
- 3.10** Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Riverside County Ordinances 460 and 461, as adopted by the City. The Project Proponent is responsible for coordinating the work with the serving utility company. This requirement applies to underground existing overhead electrical lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site including services that originate from poles on the far side of the street. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. Written proof confirming initiation of the design of utility improvements or relocations, issued by the utility company, shall be submitted to the Engineering Department for verification purposes.
- 3.11** Project proponent shall obtain approval by water and sewer purveyor for water system and sewer system improvement plans (if any). The plans shall be submitted to and approved by the appropriate service district and the City.

4. PRIOR TO ISSUANCE OF BUILDING PERMIT

- 4.1** The Project geotechnical/soils engineer shall certify to the completion of grading in conformance with the approved grading plans and the recommendations of the Geotechnical/Soils report approved for this project.
- 4.2** A licensed land surveyor or civil engineer shall certify to the completion of grading in conformance with the lines and grades shown on the approved grading plans.
- 4.3** The site's BMP facilities and features shall be constructed as shown on the project's site grading plans or separate post-construction BMP improvement plans approved of the City Engineer. Post-construction water quality surface features and facilities such as basins and bio-swales are not required to be landscaped prior to issuance of building permits, but must be otherwise constructed and additional temporary erosion control measures in place as approved by the City Engineer.
- 4.4** The required domestic water system improvements, including fire hydrants, shall be installed and accepted.
- 4.5** Applicant shall pay fair share payments identified on Table A (Traffic and Transportation Improvement and Mitigation List).
- 4.6** A cross-lot drainage agreement and/or easement between the parcels is required.
- 4.7** A reciprocal access easement is required between the parcels.

5. PRIOR TO BUILDING PERMIT SIGN-OFF (ENGINEERING)

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- 5.1 The Project Proponent is responsible for the completing off all grading and construction of all infrastructure improvements within the public right-of-way in accordance with approved plans, with Riverside County Ordinance 461, as adopted by the City, and with all other applicable requirements, to the satisfaction of the City Engineer.
- 5.2 The Project geotechnical/soils engineer shall provide a Final Grading Certification, certifying to the completion of the precise grading in conformance with the approved grading plans, the recommendation of the Geotechnical/Soils report approved for this project and the California Building Code Appendix J.
- 5.3 A licensed surveyor or civil engineer shall certify to the completion of precise grading in conformance with the lines and grades shown on the approved grading plans.
- 5.4 The Project Proponent is responsible for completing all utility mainline and service line extensions within and serving the project site, including but not limited to, electrical power, telephone, other communication, street lighting, and cable television underground as herein before required, unless otherwise approved by the City Engineer in writing. Utility extensions from the mainline or other points of connection within the public right-of-way require that the Project Proponent obtained an Encroachment Permit from the Engineering Department. Correspondence from the respective utility company approving and accepting utility improvements shall be provided from each respective utility company. The City will make a final inspection of work to verify that any impacts that the work might have had to other City owned infrastructure is restored or repaired to the satisfaction of the City Engineer.
- 5.5 The Project Proponent is responsible for completing all landscaping and irrigation improvements within the public right-of-way as applicable. The Project Proponent shall provide a Landscaping Certificate of Completion to the City Engineer.
- 5.6 The Project proponent is responsible for the completion of all post-construction water quality Best Management Practices (BMPs) facilities and features. These facilities and features will require operation and maintenance in perpetuity by the Property Owner(s).
- 5.7 The Project Proponent shall complete all improvements required for the annexation process to JV L&LMD, and the 90-day maintenance period of the improvements shall be finished.

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TABLE A - TRAFFIC AND TRANSPORTATION IMPROVEMENT AND MITIGATION LIST

Geometric Modification	Description
INTERSECTIONS	
Project-Specific Intersection Mitigation	
Intersection of West Project Driveway (NS) and Ben Nevis Boulevard (EW)	<p>Modify geometries to provide:</p> <ul style="list-style-type: none"> • NB: N/A (Future Property Access Driveway). • SB: one shared LT/TH/RT lane. • EB: one LT lane, one TH lane. • WB: one LT lane, one TH lane. <p>Note: Future NB driveway to accommodate future development on south side of Ben Nevis Blvd.</p>
Intersection of East Project Driveway (NS) and Ben Nevis Boulevard (EW)	<p>Modify geometries to provide:</p> <ul style="list-style-type: none"> • NB: N/A. • SB: one inbound RT lane. • EB: one shared TH/RT lane. • WB: one TH lane. <p>Note: Raised median to be installed on Ben Nevis Blvd.</p>
Intersection of Pedley Road (NS) and Ben Nevis Boulevard (EW)	<p>Install geometries to provide:</p> <p>NB: one LT lane, one TH lane. SB: one TH lane, one RT lane. EB: one LT lane, one RT lane. WB: N/A.</p> <p>Note: Project to pay for full cost to install curb return in ultimate location in NW quadrant of the intersection and roadway width on Ben Nevis Blvd to accommodate future dual WB LT turn lanes and one RT lane. In addition, Project fair share = 5 percent of \$250,000 future improvements on Pedley Road including signalization and northbound roadway widening.</p>
Fair-Share Intersection Improvements	
Intersection of Pedley Road (NS) and SR60 WB Ramps (EW)	<p>Install geometries to provide:</p> <ul style="list-style-type: none"> • NB: one LT lane, one TH lane. • SB: one TH lane, one RT lane. • EB: N/A. • WB: one LT lane, one RT lane. <p>Note: Includes future traffic signal. Project share = 5 percent of \$250,000.</p>

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Intersection of Pedley Road (NS) and SR60 EB Ramps (EW)	<p>Install geometries to provide:</p> <ul style="list-style-type: none"> • NB: one TH lane, one RT lane. • SB: one LT lane, one TH lane. • EB: one LT lane, one RT lane. • WB: N/A. <p>Note: Includes future traffic signal. Project share = 5 percent of \$250,000.</p>
Intersection of Pedley Road (NS) and Bravo Estates Entrance (EW)	<p>Install geometries to provide:</p> <ul style="list-style-type: none"> • NB: one LT lane, one TH lane, one RT lane. • SB: one LT lane, one shared TH/RT lane. • EB: one shared LT/TH/RT lane. • WB: one shared LT/TH/RT lane. <p>Project share = 5 percent of \$250,000.</p>
Intersection Pedley Road (NS) and Mission Boulevard (EW)	<p>Install geometries to provide:</p> <ul style="list-style-type: none"> • NB: one LT lane, one TH lane, one shared TH/RT lane. • SB: one LT lane, one TH lane, one shared TH/RT lane. • EB: one LT lane, two TH lanes, one RT lane. • WB: one LT lane, one TH lane, one shared TH/RT lane. <p>Note: Modify existing traffic signal and add SB TH lane. Project share = 4 percent of \$100,000.</p>

The Applicant hereby agrees that these Conditions of Approval are valid and lawful and binding on the Applicant, and its successors and assigns, and agrees to the Conditions of Approval.

Applicant's name (Print Form): _____

Applicant's name (Signature): _____

Date: _____

Initial Study/Mitigated Negative Declaration

City of Jurupa Valley Master Application 17245

**Conditional Use Permit No. 17004, Tentative Parcel Map No. 37483, and
Public Convenience or Necessity No. 18001
for the
Shield Tech, LLC Chevron Station Project**



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

Applicant:

Shield Tech, LLC
92 Corporate Park, Suite C581
Irvine, CA 92606

August 16, 2018

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MASTER APPLICATION 17245 SUMMARY

A. Tentative Parcel Map (TPM) No. 37483: Subdivide nine (9) commercial parcels into six (6) commercial parcels for a combined area of 5.36 acres. Parcel Nos. 1 and 2 will accommodate the development of the gas station, convenience store, office above the convenience store, and future drive-thru restaurant. Parcel Nos. 3, 4, 5 and 6 are for financing purposes only and no development is proposed at this time.

B. Conditional Use Permit (CUP) No. 17004: 2,900 sq.ft. gas station canopy; 4,500 sq.ft. convenience store; 2,100 sq.ft. office above convenience store; 2,500 sq.ft. pad for future drive-thru restaurant.

C. Public Convenience or Necessity (PCN) No. 18001: According to the Alcoholic Beverage Control Board, three (3) off-sale alcohol licenses are permitted within the census tract that the Project is located in. There are five (5) existing off-sale licenses, and the proposed off-sale license would result in six (6). As there is an over concentration of licenses, the City must issue a PCN Determination if alcoholic beverages are to be sold on the premises for off-site consumption.

1.0. INTRODUCTION

1.1 Purpose of an Initial Study

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

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

1.2 Purpose of a Mitigated Negative Declaration

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

1.3 Initial Study/Mitigated Negative Declaration Document

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

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

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

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

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

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

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

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

For this Project, the Jurupa Valley Planning Commission has authority to approve, conditionally approve, or deny the Project subject to appeal to the City of Jurupa Valley City Council. Accordingly, a public hearing(s) will be held before the Jurupa Valley Planning Commission to consider the proposed Project, consider any comments received and make a determination on the adequacy of this Initial Study Checklist/Mitigated Negative Declaration.

At the conclusion of the public hearing process, the Planning Commission will take action to approve, conditionally approve, or deny the proposed Project. If approved, the Planning Commission will adopt findings relative to the Project's environmental effects as disclosed in the Initial Study Checklist/Mitigated Negative Declaration and a Notice of Determination will be filed with the Riverside County Clerk.

1.5 Initial Study /Mitigated Negative Declaration Findings and Conclusions

Section 3.0 of this document contains the Initial Study that was prepared for the proposed Project pursuant to CEQA and City of Jurupa Valley requirements.

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

- Aesthetics
- Air Quality
- Agriculture and Forestry Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems

The Initial Study determined that the proposed Project would result in **potentially significant impacts** to the following issue areas, but the Project **will incorporate mitigation measures** that

would avoid or mitigate effects to a point where clearly no significant environmental impacts on the environment would occur:

- Biological Resources
- Cultural Resources
- Noise
- Transportation/Traffic
- Tribal Cultural Resources

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

2.0 PROJECT BACKGROUND

2.1 Project Location

The City of Jurupa Valley covers approximately 43.5 square miles within the County of Riverside. The City is bordered by the City of Fontana and County of San Bernardino to the north, City of Norco and the City of Riverside to the south, City of Eastvale to the west, and City of Riverside and County of San Bernardino to the east. Specifically, the Project is located on the northwest corner of the intersection of Pedley Road and Ben Nevis Boulevard. The Project site is identified by the following Assessor Parcel Numbers:

- 169-031-001.
- 169-031-002
- 169-031-003.
- 169-031-004
- 169-031-005.
- 169-031-006.
- 169-031-008.
- 169-032-002.
- 169-032-004.

2.2 Project Description

The Project Applicant, Shield Tech, LLC, submitted the following application to the City of Jurupa Valley, which comprise the proposed Project: Tentative Parcel Map (TPM) 37483; Conditional Use Permit (CUP) 17004; and Public Convenience or Necessity (PCN) 18001. The City of Jurupa Valley also refers to this application as Master Application (MA) No. 17245. The Project's application materials are on file with the City of Jurupa Valley Planning Department, 8930 Limonite Avenue, Jurupa Valley, CA 92509 and are hereby incorporated by reference.

A. Tentative Parcel Map (TPM) 37483

TPM 37483 proposes to subdivide nine (9) commercial parcels into six (6) commercial parcels for a combined area of 5.36 acres. Parcel Nos. 1 and 2 will accommodate the development of the gas station, convenience store, office above the convenience store, and future drive-thru restaurant. Parcel Nos. 3, 4, 5 and 6 are for financing purposes only and no development is proposed at this time.

Parcel Nos. 3, 4, 5 and 6 are for financing purposes only and no development is proposed at this time. These parcels range in size from 0.64 acres to 1.43 acres and will be available for sale to accommodate future development which is unknown at this time. These parcels are planned for local and regional-serving retail and service uses pursuant to the underlying *General Plan* land use designation of Commercial-Retail (CR). The underlying zoning is C-P-S (Scenic Highway Commercial) which provides for a variety of uses including, but not limited to, auto related uses, banks, hotels or motels, offices and retail stores. There are no physical changes to the environment that will occur as a result of subdividing the land. All utilities and service systems are located within the immediate vicinity of these parcels so the subdivision of these parcels is not encouraging growth in the area.

B. Conditional Use Permit (CUP) 17004

CUP 17004 proposes the development of a service station, convenience store, quick serve restaurant (QSR) inside convenience store and office space on Parcels 1 and 2 of TPM 37483. The service station proposes a 2,900 square foot gas station canopy, a 4,500 square foot a convenience store with the sale of ancillary food such as coffee, prepackaged and prepared pastries, candies, soft drinks, beer, wine, etc. typically offered at convenient stores. Within the convenience store approximately 600 square feet has been dedicated to a future quick service restaurant (QSR) storage and sales. The type of the QSR will be determined in the future. 2,100 square feet of second floor office space is also proposed above the convenience store. The second floor office space is to be utilized for operation of the facility personnel and managers. The facility will provide unleaded fuel to cars through six (6) fueling dispensers under canopy at the center of the Project site for vehicles. Fueling hours of operation are 24 hrs/day 365 days/year.

Street Improvements and Access

There are two (2) proposed access to the site along Ben Nevis Boulevard. The easterly access will be for ingress purpose only via an 18-foot wide driveway. The westerly access provides full ingress/egress to the site via a 40-foot driveway. Ben Nevis Boulevard adjacent to the Project site is an existing paved two-lane roadway with a raised median and no curbs, gutters, or sidewalks. No additional roadway improvements are proposed except for construction the new driveway approaches, sidewalks and landscaped parkway per City standards along Ben Nevis Boulevard.

Water and Sewer Improvements

Water:

There is a 6-inch diameter waterline in Ben Nevis Boulevard. In order to provide water service to Parcel Nos. 1 and 2 of TPM 37483, approximately 2,350 linear feet of 8-inch diameter waterline is required in Ben Nevis Boulevard and Avon Street in order to meet the 1,500 gpm fire flow demand conditions. The CEQA analysis assumes that the waterline(s) will be constructed within the improved right-of-way of both Ben Nevis Boulevard and Avon Street.

Sewer:

There is no existing sewer line in front of Parcel Nos. 1 and 2 of TPM 37483. There are two feasible options for providing sewer service: 1) from Avon Street, or 2) from Kenneth Way. The waterline(s) will be constructed within the improved right-of-way of both Ben Nevis Boulevard and Avon Street. The CEQA analysis assumes that the sewer line will be constructed within the improved right-of-way of either Avon Street or Kenneth Way.

Drainage Improvements

The Project will have one drainage management areas (DMA's). DMA-1 is the drainage area approximately 1.40 acres in size, consisting of building roof, parking stalls, walkway and landscape area. This area drains to the proposed concrete gutter leading to proposed catch basins along the south side of the site. Runoff will be collected and conveyed to the proposed underground infiltration galleries where it stores the excess volume generated by the development.

Operational Characteristics

The Project would be operated as a convenience store with fueling stations. As such, typical operational characteristics include employees and customers traveling to and from the site, delivery of supplies to the site, and maintenance activities. The convenience store will have a minimum of 3 employees at each shift and will operate 24 hours a day, 365 days a year. The site is proposed to have beer and wine that will be sold from 6:00 am to 2:00 am daily or as approved by the City of Jurupa Valley and Alcoholic Beverage Control.

D. Public Convenience or Necessity (PCN) 18001

According to the Alcoholic Beverage Control Board, three (3) off-sale alcohol licenses are permitted within the census tract that the Project is located in. There are five (5) existing off-sale licenses, and the proposed off-sale license would result in six (6). As there is an over concentration of licenses, the City must issue a PCN Determination if alcoholic beverages are to be sold on the premises for off-site consumption.

2.3 Existing Site Conditions/Environmental Setting

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "...the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced..." (CEQA Guidelines §15125[a]). A Notice of Preparation was not required at the time the Initial Study Checklist was commenced. Thus the environmental setting for the Project is the approximate date that the Project's Initial Study Checklist commenced in November, 2017.

The Project site consists of heavily disturbed land between a freeway off-ramp and adjacent city streets. The historical soils on-site appear to have been mixed heavily with imported larger grain soil, possibly during freeway off-ramp construction. The vegetation on-site is dominated by non-native invasive species of grasses and mustards. Native plant habitat is absent. Freeway debris and trash are common. The topography of the Project site is relatively flat, ranging from approximately 832 to 840 feet above average mean sea level (AMSL). The site is bordered by Ben Nevis Boulevard to the south, the SR-60 Freeway off-ramp to the north, Pedley Road to the east and degraded open space to the west. Existing and surrounding land uses are shown in Table 1.

Table 1. Existing and Surrounding Land Uses

Location	Existing Use
Site	Vacant land
North	SR-60 eastbound off-ramp
South	Ben Nevis Boulevard followed by vacant land and single-family residential development
East	Pedley Road followed by vacant land
West	Vacant land
<i>Source: Field Inspection, May, 2018</i>	

2.4 Existing General Plan Land Use and Zoning Designations

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

The Project site's land use designation is CR (Commercial Retail) which allows local- and regional-serving retail and service uses. A summary of the existing General Plan land use and zoning designations for the Project site and surrounding properties is provided in Table 2.

Table 2. Existing and Surrounding General Plan and Zoning Designations

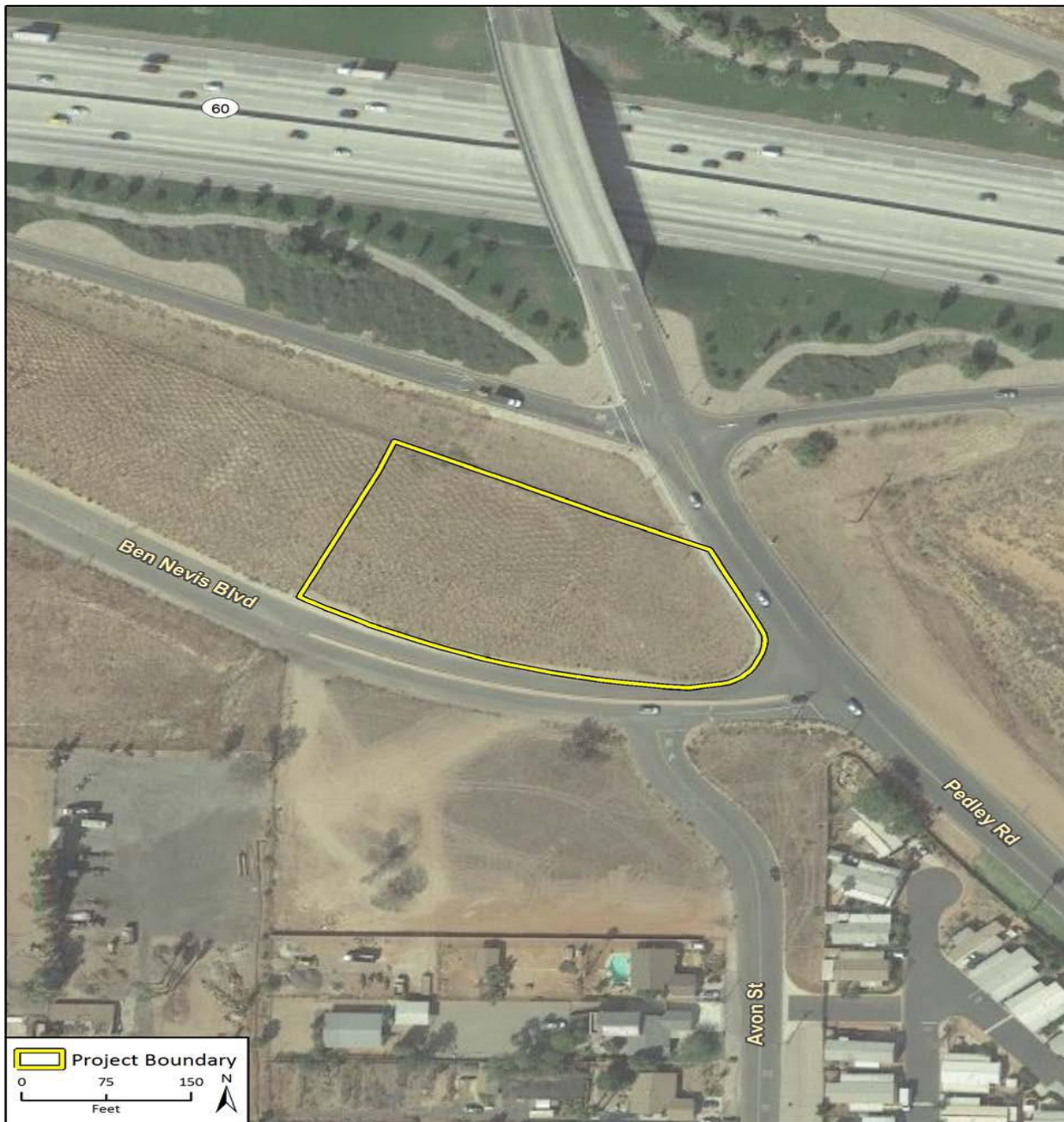
Location	General Plan Designation	Zoning Designation
Site	CR (Commercial Retail)	C-P-S (Scenic Highway Commercial)
North	SR-60	SR-60
South	CR (Commercial Retail) MHDR (Medium High Density Residential)	C-P-S (Scenic Highway Commercial) R-D (Regulated Development)
East	CR (Commercial Retail)	C-P-S (Scenic Highway Commercial)
West	CR (Commercial Retail)	C-P-S (Scenic Highway Commercial)
<i>Source: City of Jurupa Valley-General Plan Land Use Map May, 2018</i>		



**Shield Tech, LLC
MA 17245**

Project Location Map/Aerial Photo

Exhibit 1



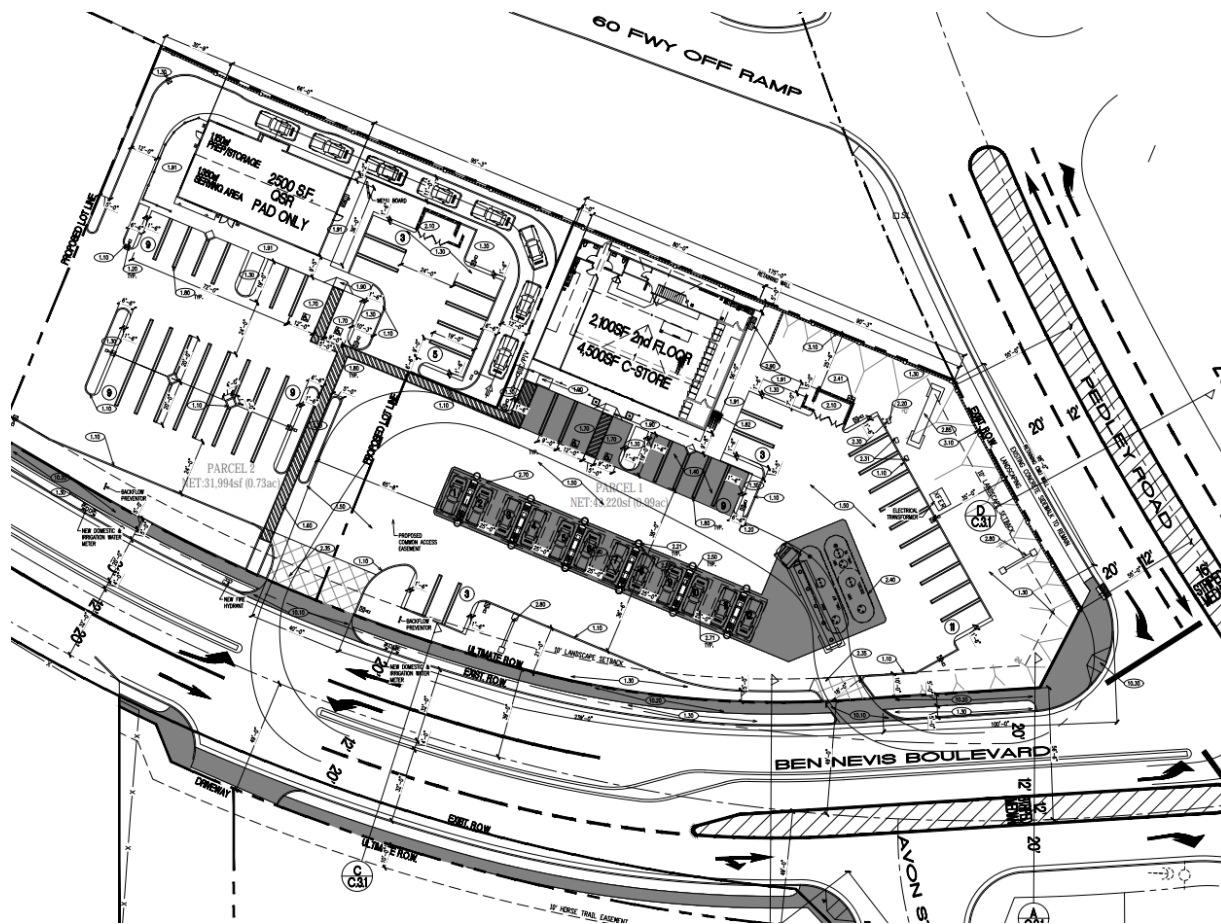
Imagery provided by Google and its licensors © 2017.

Fig.1 Project Boundary

**Shield Tech, LLC
MA 17245**

**Commercial Facility Site/Aerial Photo
(Area Proposed for Development)**

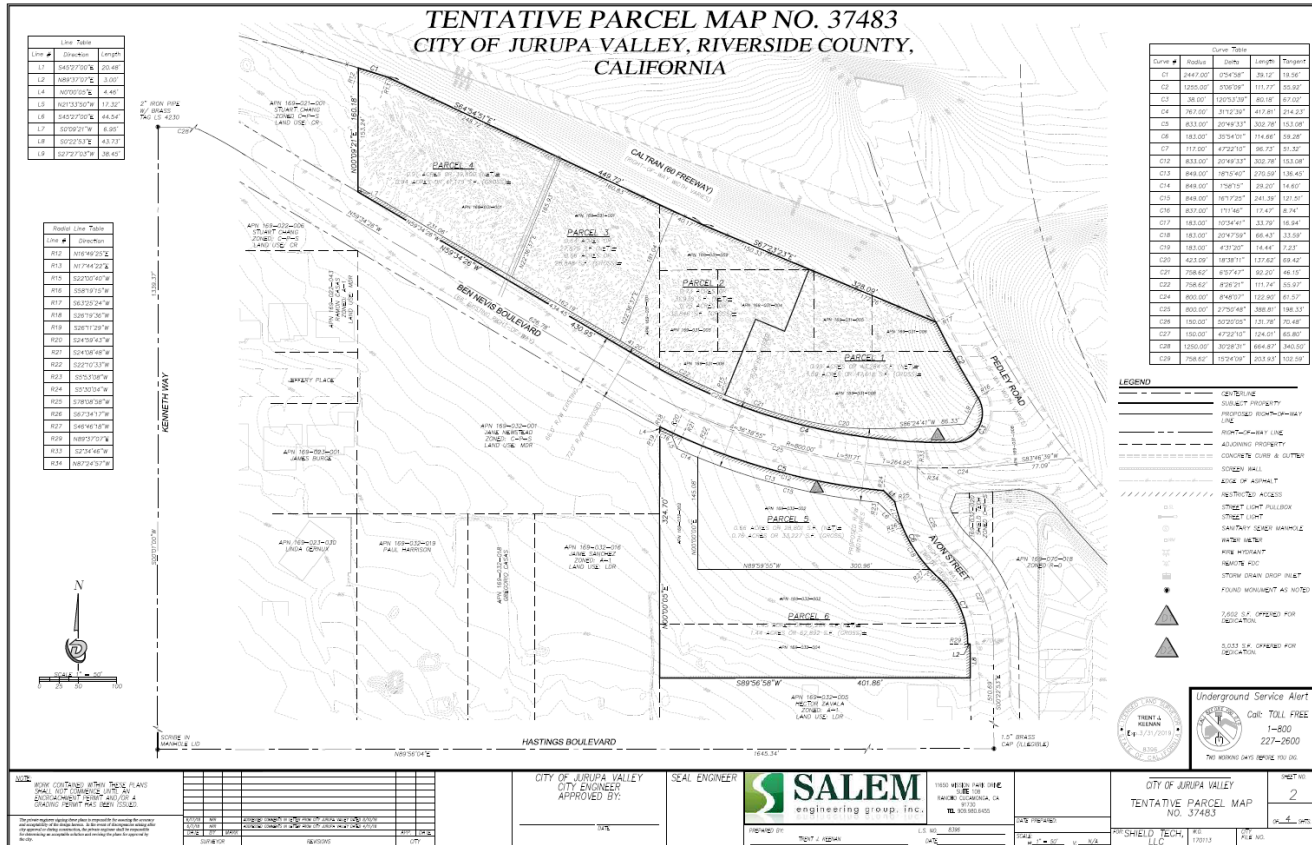
Exhibit 2



Shield Tech, LLC
MA 17245

Commercial Facility Site Plan

Exhibit 3



Shield Tech, LLC
MA 17245

Tentative Parcel Map 37483

Exhibit 4

3.0 INITIAL STUDY CHECKLIST

Evaluation Format

In the absence of specific uses identified for proposed Parcels 3, 4, 5 and 6 of TPM 37483, a more detailed level of environmental impact analysis beyond the subdivision of these parcels would be speculative because more specific details of future development on Parcels 3, 4, 5, and 6 will only become known when development applications are submitted for these parcels.

Therefore, any future development proposed on Parcels 3, 4, 5 and 6 will require further review under CEQA.

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

- | | |
|-------------------------------------|--|
| 1. Aesthetics | 10. Land Use & Planning |
| 2. Agriculture & Forestry Resources | 11. Mineral Resources |
| 3. Air Quality | 12. Noise |
| 4. Biological Resources | 13. Population & Housing |
| 5. Cultural Resources | 14. Public Services |
| 6. Geology & Soils | 15. Recreation |
| 7. Greenhouse Gas Emissions | 16. Transportation & Traffic |
| 8. Hazards & Hazardous Materials | 17. Tribal Cultural Resources |
| 9. Hydrology & Water Quality | 18. Utilities and Service Systems |
| | 19. Mandatory Findings of Significance |

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

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

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

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

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

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

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

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

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

Environmental Factors Requiring Mitigation

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

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Mandatory Findings of Significance | | |

Determination

On the basis of this initial evaluation:

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

☐

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

☒

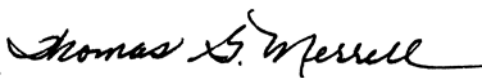
I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐

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

☐

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

☐

City of Jurupa Valley

Signature

Agency

Thomas G. Merrell, AICP, Planning Director
Printed Name/Title

August 22, 2018
Date

Appendices (Under Separate Cover or on Compact Disk)

- Appendix A. Air Quality and Greenhouse Gas Assessment, Salem Engineering Group, Inc., August 31, 2017.
- Appendix B. Biological Technical Report, VHBC, Inc., July 19, 2017.
- Appendix C. Phase I Cultural Resources Investigation, McKenna et.al, June 6, 2017.
- Appendix D. Geotechnical Engineering Investigation, Salem Engineering Group, Inc., August 31, 2017.
- Appendix E. Hydrology Study, CJC Design, Inc., September 12, 2017.
- Appendix F. Phase I Environmental Site Assessment, Salem Engineering Group, Inc., August 24,, 2017.
- Appendix G. Noise Study, Salem Engineering Group, Inc. May 2017.
- Appendix H. Traffic Impact Analysis, LSA Associates, Inc., October, 2017.

3.1 AESTHETICS

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

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

Determination: Less Than Significant Impact.

Sources: General Plan, Google Earth, Project Application Materials

Plans, Policies, or Programs (PPP)

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

PPP 3.1-1 As required by Municipal Code Section 9.125.040 (3), no building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 9.240.370. In no event, however, shall a building or structure exceed seventy-five (75) feet in height, unless a variance is approved pursuant to Section 9.240.270.

Project Design Features (PDF)

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

Impact Analysis

The Project site is approximately 5.36 acres in size and is located is bordered by Ben Nevis Boulevard to the south followed by vacant land and residential development, the SR-60 Freeway eastbound off-ramp to the north, Pedley Road to the east and degraded open space to the west.

According to the *General Plan*, scenic vistas are points or corridors that are accessible to the public and that provide a view of scenic areas and/or landscapes. *General Plan Figure 4-23* designates

Pedley Road adjacent to the Project site as a local scenic corridor. Scenic vistas in the Project vicinity are the Jurupa Mountains located approximately 800 to 1,000 feet to the north of the Project site.

As required by PPP 3.1-1 above, any buildings proposed on the Project site are restricted to 50 feet in height and in no case higher than 75 feet unless a zoning variance is approved. As proposed, the proposed buildings on proposed Parcels 1 and 2 is 29.9-feet in height. Any future buildings on proposed Parcels 3, 4, 5 and 6 are also subject PPP 3.1-1. As such, the Project will not exceed the maximum height allowed and would not block or completely obstruct views from surrounding public vantage points (e.g. Ben Nevis Boulevard) to the Jurupa Mountains visible in the horizon under existing conditions.

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

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

Determination: No Impact.

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

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

According to the California Department of Transportation, the Project site is not located within a State Scenic Highway. As such, there is no impact.

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

Determination: Less Than Significant Impact.

Sources: Project Application Materials, Google Earth.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Construction Impacts

During the Project's temporary construction period, construction equipment, supplies, and activities would be visible on proposed Parcels 1 and 2 from immediately surrounding areas. Construction activities are a common occurrence in the developing inland region of Riverside County and are not considered to substantially degrade the area's visual quality. All construction equipment would be removed from the Project site following completion of the Project's construction activities. For these reasons, the temporary visibility of construction equipment and activities at the Project site would not substantially degrade the visual character of the surrounding area. No construction is proposed on proposed Parcels 3, 4, 5 and 6 at this time.

Operational Impacts

The visual character of the Project site located on proposed Parcels 1 and 2 would change from disturbed, vacant land to a 2,900 sq.ft. gas station canopy; a 4,500 sq.ft. convenience store; 2,100 sq.ft. office above the convenience store; and a 2,500 sq.ft. pad for future drive-thru restaurant. No construction is proposed on proposed Parcels 3, 4, 5 and 6 at this time.

A project is generally considered to have a significant impact on visual character if it substantially changes the character of the project site such that it becomes visually incompatible or visually unexpected when viewed in the context of its surroundings.

The convenient store building architecture has been designed to Jurupa Valley Farmhouse theme to complement the current/future development within the city and adjacent area. The canopy has also been designed to match the new proposed Chevron building with equal architectural treatments and colors. In addition, the Project site is planned for commercial uses by the *General Plan* and this type of development has been anticipated for the subject site.

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

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

Determination: Less Than Significant Impact.

Sources: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

- PPP 3.1-2 All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106 or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.

Project Design Features (PDF)

- PDF 3.1-1 As described in the Project Description submitted by CJC Design Inc., dated October 23, 2017, LED lighting is to be installed under the canopy, which is IDA approved Dark-Sky Friendly.
- PDF 3.1-2 As required by the building elevations submitted as part of the application materials for MA 17245 the primary exterior of the proposed buildings will consist of batt and board siding, vinyl siding, wood trim, and tempered glass with glazing.

Impact Analysis

The Project would increase the amount of light in the area above what is being generated by the vacant site by directly adding new sources of illumination including security and decorative lighting for the proposed buildings on proposed parcels 1 and 2. No construction is proposed on proposed Parcels 3, 4, 5 and 6 at this time so no additional light will be generated from these parcels. With implementation of PPP 3.1-3, impacts relating to light would be less than significant.

The primary exterior of the proposed building would consist of batt and board siding, vinyl siding, wood trim, and tempered glass with glazing. With implementation of PDF 3.1-2, impacts relating to glare would be less than significant. No construction is proposed on proposed Parcels 3, 4, 5 and 6 at this time so no glare will be generated from these parcels

3.2 AGRICULTURE AND FORESTRY RESOURCES

<p><i>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:</i></p>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				■
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				■
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				■
d. Result in the loss of forest land or conversion of forest land to non-forest use?				■
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				■

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

Determination: No Impact

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

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

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

Determination: No Impact.

Sources: General Plan Land Use Map, Zoning Map.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Agricultural Zoning

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

Williamson Act

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

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

Determination: No Impact.

Sources: General Plan Land Use Map, Zoning Map.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is zoned C-P-S (Scenic Highway Commercial). The Project site does not contain any forest lands, timberland, or timberland zoned as Timberland Production, nor are any forest lands or timberlands located on or nearby the Project site. Because no lands on the Project site are zoned for forestland or timberland, the Project has no potential to impact such zoning. Therefore, no impact would occur.

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

Determination: No Impact.

Source: Field Survey.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

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

Determination: No Impact.

Sources: California Department of Conservation.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Farmland Mapping and Monitoring Program classifies the Project site as “Urban Built-Up Lands.” The Project site is approximately 5.36 acres in size and is bordered by Ben Nevis Boulevard to the south followed by vacant land and residential development, the SR-60 Freeway eastbound off-ramp to the north, Pedley Road to the east and degraded open space to the west. There is no land being used primarily for agricultural purposes in the vicinity of the site. As such, the Project would not result in conversion of Farmland to non-agricultural use and no impacts would occur.

3.3 AIR QUALITY

<i>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:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			■	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			■	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			■	
d. Expose sensitive receptors to substantial pollutant concentrations?			■	
e. Create objectionable odors affecting a substantial number of people?			■	

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

Determination: Less Than Significant Impact.

Source: Air Quality and Greenhouse Gas Assessment (Appendix A).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Federal Air Quality Standards

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

- Ozone (8-hour standard)

- Respirable Particulate Matter (PM₁₀)
- Fine Particulate Matter (PM_{2.5})
- Carbon Monoxide (CO)
- Nitrogen Dioxide (NO_x)
- Sulphur Dioxide (SO₂), and
- Lead.

State Air Quality Standards

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

- Ozone (1-hour standard)
- Ozone (8-hour standard)
- Respirable Particulate Matter (PM₁₀)
- Fine Particulate Matter (PM_{2.5})
- Carbon Monoxide (CO)
- Nitrogen Dioxide (NO_x)
- Sulphur Dioxide (SO₂), and
- Lead

Regional Air Quality Standards

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

Attainment Designation

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

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

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

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

Criteria Pollutant	State Designation	Federal Designation
Nitrogen Dioxide (NO _x)	Attainment	Attainment
Sulfur Dioxide (SO ₂)	Attainment	Attainment
Lead	Attainment	Attainment
<i>Source: California Air Resources Board, 2015</i>		

Air Quality Management Plan

The South Coast Air Quality Management District is required to produce air quality management plans directing how the South Coast Air Basin's air quality will be brought into attainment with the national and state ambient air quality standards. The most recent air quality management plan is *2016 Air Quality Management Plan* and it is applicable to City of Jurupa Valley. The purpose of the *2016 Air Quality Management Plan* is to achieve and maintain both the national and state ambient air quality standards described above.

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

Consistency Criterion No. 1: *The proposed project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the 2012 Air Quality Management Plan.*

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards and National Ambient Air Quality Standards. As evaluated under Issues 3.3 (b), (c), and (d) below, the air emission from construction of the commercial facility on proposed Parcels 1 and 2 would not exceed regional or localized significance thresholds for any criteria pollutant during construction or during long-term operation. Since there is no construction or development proposed on Parcels 3, 4, 5 and 6, these parcels would not generate air emissions. Accordingly, the Project's regional and localized emissions would not contribute substantially to an existing or potential future air quality violation or delay the attainment of air quality standards.

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

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

The *General Plan* Land Use Designation currently assigned to the Project site is CR (Commercial Retail). The future emission forecasts contained in the *2016 Air Quality Management Plan* are primarily based on demographic and economic growth projections provided by the Southern

California Association of Governments. The Project site was planned for commercial development at the time the *2016 Air Quality Management Plan* adopted. Therefore, the Project will not exceed the growth forecast estimates used in the *2016 Air Quality Management Plan*.

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

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

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Air Quality and Greenhouse Gas Assessment (Appendix A).

Plans, Policies, or Programs (PPP)

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

- PPP 3.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "*Fugitive Dust*." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.
- PPP 3.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, "*Architectural Coatings*" Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings.
- PPP 3.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 "*PM₁₀ Emissions from Paved and Unpaved Roads and Livestock Operations*" Adherence to Rule 1186 reduces the release of criteria pollutant emissions into the atmosphere during construction.

Project Design Features (PDF)

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

Impact Analysis

As shown in Table 3 above, the South Coast Air Basin, in which the Project site is located, is considered to be in "non-attainment" status for several criteria pollutants.

The South Coast Air Quality Management District has developed regional and localized significance thresholds for regulated pollutants. Any project in the South Coast Air Basin with daily emissions that exceed any of the indicated regional or localized significance thresholds would be considered to contribute to a projected air quality violation. The Project's regional and localized air quality impacts are discussed below.

Regional Impact Analysis

The commercial facility proposed on proposed Parcels 1 and 2 has the potential to generate pollutant concentrations during both construction activities and long-term operation. Since there is no construction or development proposed on Parcels 3, 4, 5 and 6, these parcels would not generate air emissions. The following provides an analysis based on the applicable regional significance thresholds established by the South Coast Air Quality Management District in order to meet national and state air quality standards which are shown in Table 4 below.

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

Pollutant	Emissions (Construction) (pounds/day)	Emissions (Operational) (pounds/day)
NO _x	100	55
VOC	75	55
PM ₁₀	150	150
PM _{2.5}	55	55
SO _x	150	150
CO	550	550
Lead	3	3

Source: South Coast Air Quality Management District CEQA Air Quality Significance Thresholds (2009)

Both construction and operational emissions for the commercial facility on proposed Parcels 1 and 2 were estimated by using the California Emissions Estimator Model (CalEEMod) which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model can be used for a variety of situations where an air quality analysis is necessary or desirable such as California Environmental Quality Act (CEQA) documents and is authorized for use by the South Coast Air Quality Management District.

Construction Related Impacts

It was assumed that the construction activities on proposed Parcels 1 and 2 would be completed within six (6) months and that heavy construction equipment would be operating at the commercial facility portion of the Project site for eight hours per day, five days per week during construction. It is mandatory for all construction activities to comply with several South Coast Air Quality Management District Rules, including Rule 403 for controlling fugitive dust, PM₁₀, and PM_{2.5}

emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the commercial facility portion of the Project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12 inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling.

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

Short-term criteria pollutant emissions will occur during site grading, building construction, paving, and architectural coating activities. Emissions will occur from use of equipment, worker, vendor, and hauling trips, and disturbance of onsite soils (fugitive dust). The estimated maximum daily construction emissions are summarized in Table 5 below. Emissions resulting from the Project construction would not exceed numerical thresholds established by the SCAQMD and therefore no mitigation is required.

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

Source	ROG (VOC)	NO _x	CO	SO _x	PM ¹⁰	PM ^{2.5}
Maximum Daily Emissions	0.329	3.18	2.14	0.0035	0.257	0.200
Threshold	75	100	550	150	150	55
Significant?	No	No	No	No	No	No

Source: Air Quality and Greenhouse Gas Assessment (Appendix A).

Long-Term Regional Operation Related Impacts

Long-term criteria air pollutant emissions will result from the operation of the commercial facility portion of the Project site. Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions. Operational emissions will result from automobile, truck, and other vehicle sources associated with daily trips to and from the commercial facility portion of the Project site. Area source emissions are the combination of many small emission sources that include use of outdoor landscape maintenance equipment, use of consumer products such as cleaning products, and periodic repainting of the proposed commercial facility. Energy demand emissions result from use of electricity and natural gas.

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

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

Source	ROG (VOC)	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Operational Emissions	7.17	28.0	52.10	0.109	7.72	2.17
Threshold	55	55	550	150	150	55
Significant?	No	No	No	No	No	No
<i>Source: Air Quality and Greenhouse Gas Assessment (Appendix A).</i>						

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

Localized Impact Analysis

As part of the South Coast Air Quality Management District's environmental justice program, attention has been focusing more on the localized effects of air quality. Although the region may be in attainment for a particular criteria pollutant, localized emissions from construction and operational activities coupled with ambient pollutant levels can cause localized increases in criteria pollutant that exceed national and/or State air quality standards. The South Coast Air Quality Management District has established Localized Significance Thresholds (LST) which were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities.

Localized Significance Thresholds are only applicable to the following criteria pollutants: oxides of nitrogen (NO_x), carbon monoxide (CO), particulate matter less than 10 microns in aerodynamic diameter (PM₁₀) and particulate matter less than 2.5 microns in aerodynamic diameter (PM_{2.5}). Localized Significance Threshold's represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable national or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

Construction-Related Localized Emissions

Construction localized impacts were evaluated pursuant to the South Coast Air Quality Management District's *Final Localized Significance Thresholds Methodology* for the commercial facility portion of the Project site. This methodology provides screening tables for one through five acre project construction scenarios, depending on the amount of site disturbance during a day. Maximum daily oxides of nitrogen (NO_x), carbon monoxide (CO), and particulate matter (PM₁₀ and PM_{2.5}) emissions will occur during building construction, grading, and paving of parking lots and drive aisles. Table 7 below (Commercial Facility Construction Localized Significance Threshold Analysis) summarize on-site emissions as compared to the local screening thresholds established for Source Receptor Area (SRA) 23 (Metropolitan Riverside/Mira Loma).

The commercial facility portion of the Project site is approximately 1.20 acres in size. Based on a review of the site location and aerial maps of the vicinity, the distance to the nearest receptor is estimated to be 95 meters. For conservative purposes, the LSTs for a one-acre site and 50-meter distance were used to evaluate the potential significance of impacts. The estimated maximum daily construction LST emissions are summarized in Table 7 below. Emissions resulting from construction would not exceed LST numerical thresholds established by the SCAQMD and no mitigation is required.

Table 7.
Commercial Facility Construction Localized Significance Threshold Analysis (lbs/day)

Phase	NO _x	CO	PM ¹⁰	PM ^{2.5}
Maximum Daily Emissions	3.18	2.14	0.257	0.200
Threshold	148	887	4	4
Significant?	No	No	No	No
<i>Source: Air Quality and Greenhouse Gas Assessment (Appendix A).</i>				

Operational-Related Localized Emissions

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

Table 8.
Commercial Facility Operational Localized Significance Threshold Analysis (lbs/day).

Phase	NO _x	CO	PM ¹⁰	PM ^{2.5}
Maximum Daily Emissions	28.0	52.10	7.72	2.17
Threshold	148	887	4	4
Potentially Substantial?	No	No	No	No
<i>Source: Air Quality and Greenhouse Gas Assessment (Appendix A).</i>				

CO Hot Spots

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

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

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

Determination: Less Than Significant Impact.

Source: Air Quality and Climate Change Assessment (Appendix A).

Plans, Policies, or Programs (PPP)

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

(Refer to PPP 3.3.1 through PPP 3.3-3 under Issue 3.3(b) above).

Project Design Features (PDF)

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

Impact Analysis

According to the SCAQMD, individual projects that do not generate operational or construction emissions that exceed the SCAQMD's recommended daily thresholds for project specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable.

As discussed in Issue 3.3(b) above, the Project would not exceed the regional or localized significance thresholds for construction activities. As such, the Project will not result in a cumulatively considerable net increase of any criteria pollutant.

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

3.3(d) Expose sensitive receptors to substantial pollutant concentrations?

Determination: Less Than Significant Impact.

Source: Air Quality and Climate Change Assessment (Appendix A).

Plans, Policies, or Programs (PPP)

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

(Refer to PPP 3.3.1 through PPP 3.3-4 under Issue 3.3(b) above).

Project Design Features (PDF)

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

Impact Analysis

Sensitive receptors (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effects of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. The sensitive receptors in the vicinity of Parcels 1 and 2 are residences. The nearest residences are approximately 125 feet southeast of Parcels 1 and 2. Additional residences are located across Ben Nevis Boulevard approximately 300 feet south of Parcels 1 and 2, and 400 feet west of Parcels 1 and 2.

As shown on Table 8 above under the discussion of Issue 3.3 (b), the commercial facility portion of the Project site would not exceed any of the South Coast Air Quality Management District's Localized Significance Thresholds during near-term construction or long-term operation. In addition, the Project would not create a CO Hot Spot. Accordingly, Project-related localized emissions would not expose sensitive receptors to substantial pollutant concentrations during construction or long-term operation and impacts would be less than significant.

Fueling Stations

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

The methodology used in the *Emission Inventory and Risk Assessment Guidelines for Gasoline Service Stations* shows that the benzene in gasoline can cause a cancer risks to people living near gasoline stations greater than 10 per million when large amounts of gasoline are dispensed. Consequently, if the districts determine their significant risk level for notification at greater than 10 per million these stations will need to send public notifications to affected neighbors, and, in certain cases, will need to implement measures to reduce the risk.

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

- Loading – Emissions occur when a fuel tanker truck unloads gasoline to the storage tanks. The storage tank vapors, displaced during loading, are emitted through its vent pipe. A pressure/vacuum valve installed on the tank vent pipe significantly reduces these emissions.
- Breathing – Emissions occur through the storage tank vent pipe as a result of temperature and pressure changes in the tank vapor space.
- Refueling – Emissions occur during motor vehicle refueling when gasoline vapors escape through the vehicle/nozzle interface.
- Spillage – Emissions occur from evaporating gasoline that spills during vehicle refueling.

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

The analysis is based on the following assumptions:

- The facility will have a fuel throughput of 3 million gallons per year.

- The Residential Cancer Risks (in one million) factor is 3.29 based on the residential land uses located approximately 38 meters (approximately 125 feet) from the gasoline dispensing facility portion of the Project site.
- The Occupational Cancer Risks (in one million) factor is 0.14 based on the commercial uses (Circle Inn Motel) located approximately 200 meters (approximately 700 feet) from the gasoline dispensing facility portion of the Project site.

This analysis is considered a screening methodology in order to determine if the facility will expose person to a cancer risk of greater than 10 per million. Based on the analysis, the facility has a Maximum Individual Cancer Risk of 9.87 per million which is less than the screening threshold of 10 per million. Therefore, the fueling station portion of the Project will not expose sensitive receptors to substantial pollutant concentrations.

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

Determination: Less Than Significant Impact.

Source: CEQA Air Quality Handbook, Project Application Materials.

Plans, Policies, or Programs (PPP)

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

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

Project Design Features (PDF)

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

Impact Analysis

According to the South Coast Air Quality Management District *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project proposes a 2,900 sq.ft. Gas Station Canopy (Chevron); a 4,500 sq.ft. c-store; 2,100 sq.ft. office above c-store; and a 2,500 sq.ft. pad for future drive-thru restaurant.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid

waste regulations. The proposed Project would also be required to comply with PPP 3.3-4 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

3.4 BIOLOGICAL RESOURCES

<i>Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		■		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				■
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				■
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				■
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				■
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		■		

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

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Biological Technical Report (Appendix B).

Plans, Policies, or Programs (PPP)

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

PPP 3.4-1 The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) as required by Municipal Code Chapter 3.80.

Project Design Features (PDF)

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

Impact Analysis

Sensitive Plant Species

The overall Project site consists of heavily disturbed land between a freeway off-ramp and adjacent city streets. According to the *Biological Technical Report (Appendix B)* prepared for Parcels 1,2,3 and 4 historical soils on-site appear to have been mixed heavily with imported larger grain soil, possibly during freeway off-ramp construction. The vegetation on Parcels 1, 2, 3 and 4 is dominated by non-native invasive species of grasses and mustards. Native plant habitat is absent. No Multiple Species Habitat Conservation Plan (MSHCP) Narrow Endemic Plants, San Miguel savory, San Diego ambrosia, or Brand's star Phacelia, were observed on proposed Parcels 1,2,3, and 4 and all are presumed absent. Development on proposed Parcels 1, 2, 3, and 4 will not impact any native vegetation communities, including special-status communities. Since no development is proposed on Parcels 5 and 6, the subdividing of those parcels will not impact any native vegetation communities, including special-status communities.

Sensitive Wildlife Species

No special-status animals were detected on proposed Parcels 1, 2, 3 and 4. The overall Project site is not located within USFWS designated critical habitat areas. Development on parcels 1, 2, 3 and 4 is not expected to result in a loss of habitat for special-status animals due to a lack suitable habitat for most species and the level of site disturbance. Since no development is proposed on proposed Parcels 5 and 6, the subdividing of those parcels will not impact any sensitive wildlife species.

Burrowing Owl

Suitable habitat type (ruderal vegetation) for burrowing owl was determined to be present on Parcels 1,2,3 and 4, and burrowing owl are known to occur in areas nearby the Project site, therefore pre-construction surveys will be required pursuant to MSHCP Species-Specific Objective 6 for proposed Parcels 1,2,3 and 4 because burrowing owls may encroach or migrate onto those parcels at any time, and therefore steps should be taken to ensure avoidance, including reevaluating the locations/presence of burrowing owl or burrows. Pre-construction surveys shall be conducted 30 days prior to ground disturbance and in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan per the

mitigation measure below. Since no development is proposed on Parcels 5 and 6, the subdividing of those parcels will not impact burrowing owls.

Mitigation Measure (MM)

***MM-BIO-1: Pre-Construction Burrowing Owl Survey.** Within 30 calendar days prior to grading on proposed Parcels 1,2, 3 and 4 of TPM 37483, a qualified biologist shall conduct a survey of the proposed impact footprint and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Jurupa Valley Planning Department prior to the issuance of a grading permit and subject to the following provisions:*

- a. In the event that the pre-construction survey identifies no burrowing owls in the impact area, a grading permit may be issued without restriction.*
- b. In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owl, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife relocation protocol. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow California Department of Fish and Wildlife relocation protocol. The biologist shall confirm in writing to the Planning Department that the species has fledged or been relocated prior to the issuance of a grading permit.*

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

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

Determination: No Impact.

Source: Biological Technical Report (Appendix B).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

No potential Riparian Habitats or Sensitive Natural Communities are located within proposed Parcels 1, 2, 3 and 4. No signs of hydrology, riparian vegetation, or hydric soils were present within or adjacent to these parcels. Additionally, the National Wetlands Inventory does not have any wetlands or waterways mapped that have connectivity to these parcels. These parcels have been found to support ruderal or non-native grassland vegetation, which is not considered a Sensitive Natural Community by any regulatory agency. As such, there is no impact. Since no development is proposed on Parcels 5 and 6, the subdividing of those parcels will not impact riparian habitats or sensitive natural communities.

3.4(c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Determination: No impact.

Source: Biological Technical Report (Appendix B).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

No potential Jurisdictional Waters are located within the proposed Parcels 1, 2, 3 and 4. No signs of hydrology, aquatic vegetation, or hydric soils were present within or adjacent to these parcels. Additionally, the National Wetlands Inventory does not have any wetlands or waterways mapped that have connectivity to these parcels. Since no development is proposed on Parcels 5 and 6, the subdividing of those parcels will not impact wetlands.

3.4(d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Determination: No Impact.

Source: Biological Technical Report (Appendix B).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

No wildlife corridors are identified on proposed Parcels 1, 2, 3 and 4. These parcels do not contain trees, shrubs, or significant ground cover to be suitable habitat for nesting migratory birds. No impacts to nesting birds are expected from these parcels. Proposed Parcels 5 and 6 contain trees that may be suitable for nesting birds. Since no development is proposed on Parcels 5 and 6, the subdividing of those parcels will not impact wildlife corridors or native wildlife nursery sites.

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

Determination: No Impact.

Source: Biological Technical Report (Appendix B).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

No protected species of trees are located on proposed Parcels 1, 2, 3 and 4. There are trees located on proposed Parcels 5 and 6. However, since no development is proposed on Parcels 5 and 6, the subdividing of those parcels will not impact the trees. There are no other ordinances in place protecting biological resources that are applicable to the Project. As such, there are no impacts and no mitigation measures are required.

3.4(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Biological Technical Report (Appendix B).

The following applies to the Project and would reduce impacts relating to conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. This measure would be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP 3.4-1 The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) as required by Municipal Code Chapter 3.80.

Project Design Features (PDF)

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

Impact Analysis

The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP, a regional Habitat Conservation Plan was adopted on June

17, 2003. The intent of the MSHCP is to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. The MSHCP provides coverage (including take authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to sensitive species.

Based on the *Biological Technical Report (Appendix B)* prepared for proposed Parcels 1, 2, 3 and 4 and the MSHCP:

- Proposed Parcels 1, 2, 3 and 4 do not contain MSHCP riparian/riverine areas or vernal pools.
- Development on Parcels 1, 2, 3 and 4 will not impact any MSHCP Narrow Endemic Plant Species.
- Proposed Parcels 1, 2, 3 and 4 do not contain suitable habitat to support the Delhi Sand Flower-Loving Fly.
- The Project site is not required to comply with the Urban/Wildland Interface Guidelines.
- Although, proposed Parcels 1, 2, 3 and 4 have been disturbed, the presence of Burrowing Owl cannot be ruled out because Burrowing Owls have been known to occupy disturbed sites. Therefore, Mitigation Measure BIO-1 is required. Since no development is proposed on Parcels 5 and 6, the subdividing of those parcels will not impact burrowing owls.

With implementation of PPP 3.4-1 and Mitigation Measure BIO-1, impacts related to conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan are less than significant.

3.5 CULTURAL RESOURCES

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?				■
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?			■	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		■		
d. Disturb any human remains, including those interred outside of formal cemeteries?			■	

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

Determination: No Impact.

Source: Phase I Cultural Resources Investigation (Appendix C).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

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

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

2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

Based on the *Phase I Cultural Resources Investigation (Appendix C)* prepared for proposed Parcels 1, 2, 3 and 4, these parcels were found to be clear of any evidence of historic resources. Since no development is proposed on proposed Parcels 5 and 6, the subdividing of those parcels will not impact a historic resource. There is no impact and no mitigation is required.

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

Determination: Less Than Significant Impact.

Source: Phase I Cultural Resources Investigation (Appendix C).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains.

Based on the *Phase I Cultural Resources Investigation (Appendix C)* prepared for Parcels 1, 2, 3 and 4, these parcels were found to contain no evidence of prehistoric or historic archaeological resources. As such, Parcels 1, 2, 3 and 4 are considered clear of any such resources and there no data readily available to justify prehistoric archaeological monitoring. Since no development is proposed on proposed Parcels 5 and 6, the subdividing of those parcels will not impact the archaeological resources. There is no impact and no mitigation is required.

3.5(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Determination: Less Than Significant Impact with Mitigation Incorporated.

Sources: Riverside County Geographic Information System, Phase I Cultural Resources Investigation (Appendix C).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Paleontological resources are the preserved fossilized remains of plants and animals. Fossils and traces of fossils are preserved in sedimentary rock units, particularly fine to medium grained marine, lake, and stream deposits, such as limestone, siltstone, sandstone, or shale, and in ancient soils. They are also found in coarse-grained sediments, such as conglomerates or coarse alluvium sediments. Fossils are rarely preserved in igneous or metamorphic rock units. Fossils may occur throughout a sedimentary unit and, in fact, are more likely to be preserved subsurface, where they have not been damaged or destroyed by previous ground disturbance, amateur collecting, or natural causes such as erosion.

According to the Riverside County Geographic Information System, the Project site is identified as having a "high potential" for paleontological resources. According to the *Phase I Cultural Resources Investigation* (Appendix C) prepared for proposed Parcels 1, 2, 3 and 4, the surface soils were identified as younger alluvial deposits, which are not consistent with the presence of fossil specimens. The substrate has a potential for yielding paleontological resources, should older alluvial deposits be impacted. As such, these parcels have the potential to impact older alluvial deposits and, therefore, any proposed excavations exceeding eight feet below the present-day surface should be monitored by a qualified paleontological monitor. If older Quaternary alluvial deposits are identified in a shallower context, monitoring should be implemented, as needed. Therefore, the following mitigation measures are required. Since no development is proposed on proposed Parcels 5 and 6, the subdividing of those parcels will not impact the paleontological resources. As such, there is no impact for proposed Parcels 5 and 6 and no mitigation is required.

Mitigation Measures (MM)

MM-CR-1: Paleontological Monitoring. A qualified paleontologist (the "Project Paleontologist") shall be retained by the developer prior to the issuance of a grading permit. The Project Paleontologist will be on-call to monitor ground-disturbing activities and excavations on the proposed Parcels 1,2,3 and 4 of TPM 37483 following identification of potential paleontological resources by project personnel. If paleontological resources are encountered during implementation of the Project on proposed Parcels 1, 2, 3 and 4 of TPM 37483, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Paleontologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-4 shall apply.

MM-CR-2: Paleontological Treatment Plan. If a significant paleontological resource(s) is discovered on proposed Parcels 1, 2, 3 and 4, in consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.

Based on the analysis above, with implementation of Mitigation Measure CR-1 and CR-2, impacts are less than significant with respect to proposed Parcels 1,2,3, and 4.

3.5(d) Disturb any human remains, including those interred outside of formal cemeteries?

Determination: Less Than Significant Impact.

Source: California Health and Safety Code §7050.5, Public Resources Code §5097 et. seq.

Plans, Policies, or Programs (PPP)

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

PPP 3.5-1 The project is required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq.

Project Design Features (PDF)

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

Impact Analysis

The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. As noted in the response to Issue 3.5 (a) above, the Project site has been heavily disturbed and the potential for uncovering human remains at the Project site is considered low. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction.

In the event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner.

If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Based on the analysis above, with implementation of PPP 3.5-1, impacts would be less than significant and no mitigation measures are required.

3.6 GEOLOGY AND SOILS

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

3.6 (a) (1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Determination: Less Than Significant Impact.
Source: Geotechnical Engineering Investigation (Appendix D).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone, and no known faults underlie the site. Because there are no faults located on the Project site, there is no potential for the Project to expose people or structures to adverse effects related to ground rupture.

3.6 (a) (2) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?

Determination: Less Than Significant Impact.

Source: Geotechnical Engineering Investigation (Appendix D).

Plans, Policies, or Programs (PPP)

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

- PPP 3.6-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the *California Building Code* to preclude significant adverse effects associated with seismic hazards.

Project Design Features (PDF)

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

Impact Analysis

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

Based on the analysis above, with implementation of PPP 3.6-1, impacts would be less than significant and no mitigation measures are required.

3.6 (a) (3) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?

Determination: Less Than Significant Impact.

Source: Geotechnical Engineering Investigation (Appendix D).

Plans, Policies, or Programs (PPP)

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

- PPP 3.6-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the *California Building Code* to preclude significant adverse effects associated with seismic hazards.

Project Design Features (PDF)

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

Impact Analysis

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

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

The Project site is identified by the City of Jurupa Valley *General Plan* (Figure 8-5 Liquefaction Susceptibility) as being in an area with a moderate susceptibility of liquefaction. According to the *Geotechnical Engineering Investigation* (Appendix D) prepared for proposed Parcels 1 and 2, there is a low potential for liquefaction to exist on these parcels based on the depth of the groundwater (10 feet bgs). Therefore, no mitigation measures are warranted for proposed Parcels 1 and 2. Since no development is proposed on proposed Parcels 3, 4, 5 and 6, the subdividing of those parcels will not be subject to liquefaction. As such, there is no impact for proposed Parcels 3, 4, and 6 and no mitigation is required.

Additionally, detailed design-level geotechnical studies and building plans pursuant to the *California Building Code* are required prior to approval of construction on any parcels on the Project site, as required by PPP 3.6-1. Compliance with the recommendations of the geotechnical study for soils conditions, is a standard practice and would be required by the City Building and Safety Department. Therefore, compliance with the requirements of the *California Building Code* as identified in a site specific geotechnical design would be reviewed by the City for appropriate inclusion, as part of the building plan check and development review process, would reduce the low potential for liquefaction to a less than significant level.

3.6 (a) (4) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?

Determination: No Impact.

Source: Geotechnical Engineering Investigation (Appendix D).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Generally, a landslide is defined as the downward and outward movement of loosened rock or earth down a hillside or slope. Landslides can occur either very suddenly or slowly, and frequently accompany other natural hazards such as earthquakes, floods, or wildfires. Landslides can also be induced by the undercutting of slopes during construction, improper artificial compaction, or saturation from sprinkler systems or broken water pipes.

The Project site is relatively flat and contains no slopes that may be subject to landslides. Therefore the site is not considered susceptible to seismically induced landslides. As such, there are no impacts.

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

Determination: Less Than Significant Impact.

Source: Preliminary Engineering Geotechnical Investigation (Appendix D).

Plans, Policies, or Programs (PPP)

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

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

Project Design Features (PDF)

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

Impact Analysis

Construction

Construction on proposed Parcels 1 and 2 has the potential to contribute to soil erosion and the loss of topsoil. Grading and excavation activities that would be required for development on proposed Parcels 1 and would expose and loosen topsoil, which could be eroded by wind or water. Since no

development is proposed on proposed Parcels 3, 4 5, and 6, the subdividing of those parcels will not be subject to soil erosion and loss of topsoil. As such, there is no impact for proposed Parcels 3, 4, 5, and 6 and no mitigation is required.

The City's Municipal Code Chapter 6.05.010, *Storm Water/Urban Runoff Management and Discharge Controls*, implements the requirements of the National Pollutant Discharge Elimination System (NPDES) stormwater permit, which establishes minimum stormwater management requirements and controls that are required to be implemented for construction of the proposed Project. To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by the City, (as required by PPP 3.9-2). The SWPPP is required to address site-specific conditions related to specific grading and construction activities. The SWPPP would identify potential sources of erosion and sedimentation loss of topsoil during construction, identify erosion control Best Management Practices (BMPs) to reduce or eliminate the erosion and loss of topsoil, such as use of: silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding.

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

Operation

The development on proposed Parcels 1 and 2 includes installation of landscaping throughout the development site and areas of loose topsoil that could erode by wind or water would not exist upon operation of the proposed gas station and convenience store. In addition, as described in Section 3.9, *Hydrology and Water Quality*, the hydrologic features of the proposed gas station and convenience store have been designed to slow, filter, and retain stormwater on the development site, which would also reduce the potential for stormwater to erode topsoil. Furthermore, pursuant to Municipal Code Chapter 6.05.010, *Storm Water/Urban Runoff Management and Discharge Controls*, development on proposed Parcels 1 and 2 requires a Water Quality Management Plan (WQMP), which would ensure that appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur during operation of the gas station and convenience store. As a result, potential impacts related to substantial soil erosion or loss of topsoil would be less than significant. Since no development is proposed on proposed Parcels 3, 4 5, and 6, the subdividing of these parcels will not create water quality impacts. As such, there is no impact for proposed Parcels 3, 4, 5, and 6 and no mitigation is required.

Based on the analysis above, with implementation of PPP 3.9-2, impacts would be less than significant.

3.6(c) ***Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on-or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?***

Determination: Less Than Significant Impact.

Source: Preliminary Engineering Geotechnical Investigation (Appendix D).

Plans, Policies, or Programs (PPP)

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

PPP 3.6-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the *California Building Code* to preclude significant adverse effects associated with seismic hazards.

Project Design Features (PDF)

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

Impact Analysis

Landslide

As noted in the response to Issue 3.6 (a) (4) above, the Project site is relatively flat and contains no slopes that may be subject to landslides. Therefore the site is not considered susceptible to landslides

Lateral Spreading

Lateral spreading is a term referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow horizontal movement. Most lateral spreading is caused by earthquakes but it is also caused by landslides. As noted in the response to Issue 3.6 (a) (4) above, the Project site is relatively flat and contains no slopes that may be subject to landslides. Therefore the Project site is not considered susceptible to lateral spreading.

Subsidence

Subsidence is the downward movement of the ground caused by the underlying soil conditions. Certain soils, such as clay soils are particularly vulnerable since they shrink and swell depending on their moisture content. Subsidence is an issue if buildings or structures sink which causes damage to the building or structure. Subsidence is usually remedied by excavating the soil the depth of the underlying bedrock and then recompacting the soil so that it is able to support buildings and structures.

According to the Riverside County Geographic Information System, the Project site is considered "susceptible" to subsidence. Based on the existence of medium dense to very dense silty sand and very stiff sandy silt, subsidence potential is considered minimal. However, with implementation of PPP 3.6-1, impacts would be less than significant.

Liquefaction

As noted in the response to Issue 3.6 (a) (3) above, the potential for exposure to liquefaction is considered "low" for development on proposed Parcels 1 and 2 because the depth of groundwater is more than 10-feet. Since no development is proposed on proposed Parcels 3, 4, 5, and 6, the subdividing of these parcels will not be exposed to liquefaction hazards.

Collapse

Collapse occurs in saturated soils in which the space between individual particles is completely filled with water. This water exerts a pressure on the soil particles that influences how tightly the particles themselves are pressed together. The soils lose their strength beneath buildings and other structures.

As noted in the response to Issue 3.6 (a) (3) above, the Project site's potential for exposure to collapse is considered "very low" because the depth of groundwater is more than 10-feet. As such, impacts are less than significant. Since no development is proposed on proposed Parcels 3, 4, 5, and 6, the subdividing of these parcels will not be exposed to hazards as a result of collapse.

3.6(d) *Be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property?*

Determination: Less than Significant Impact.

Source: Preliminary Engineering Geotechnical Investigation (Appendix D).

Plans, Policies, or Programs (PPP)

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

- PPP 3.6-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the *California Building Code* to preclude significant adverse effects associated with seismic hazards.

Project Design Features (PDF)

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

Impact Analysis

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

Test data in the *Geotechnical Engineering Investigation* conducted for proposed Parcels 1 and 2 show that soil samples consolidated from approximately 4½ to 5 percent after a maximum 12.8 ksf load. Hydroconsolidation (collapse upon wetting) at a load of 1.6 ksf was less than less than ½ percent. Soil samples collected from surface to the proposed foundation depths are considered to have a very low expansion potential — the sample tested returned an Expansion Index value of 4. Since no development is proposed on proposed Parcels 3, 4, 5, and 6, the subdividing of these parcels will not be exposed to hazards as a result of expansive soils.

Design-level geotechnical plans pursuant to the *California Building Code* are required prior to approval of construction, as required by PPP 3.6-1. Compliance with the *California Building Code* is a standard practice and would be required by the City Building and Safety Department. Therefore, compliance with the requirements of the *California Building Standards Code* as identified in a site specific geotechnical design would be reviewed by the City, as part of the building plan check and development review process, would ensure that potential soil stability impacts would be less than significant level.

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

Determination: No Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Development on proposed Parcels 1 and 2 does not propose the use of septic tanks or alternative waste water disposal systems. The gas station and convenience store would install domestic sewer infrastructure and connect to the Jurupa Community Service District's existing sewer conveyance and treatment system. There is no development proposed on proposed Parcels 3, 4, 5, and 6. As such, there are no impacts.

3.7 GREENHOUSE GAS EMISSIONS

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

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

Determination: Less Than Significant Impact.

Source: Air Quality and Greenhouse Gas Assessment (Appendix A).

Plans, Policies, or Programs (PPP)

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

- PPP 3.7-1 As required by Municipal Code Section 8.05.010, *California Energy Code*, prior to issuance of a building permit, the Project Applicant shall submit showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Building Code Title 24 requirements.
- PPP 3.7-2 As required by Municipal Code Section 9.283.010, *Water Efficient Landscape Design Requirements*, prior to the approval of landscaping plans, the Project proponent shall prepare and submit landscape plans that demonstrate compliance with this section.
- PPP 3.7-3 As required by Municipal Code Section 8.05.010 (8), the Project proponent shall comply with the *California Green Building Standards*.

Project Design Features (PDF)

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

Impact Analysis

An individual project cannot generate enough greenhouse gas emissions to influence global climate change. The Project participates in this potential impact by its incremental contribution combined with the cumulative increase of all other sources of greenhouse gases which when taken together may have a significant impact on global climate change.

A final numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin has not been established by the South Coast Air Quality Management District. The City of Jurupa Valley is using the following as interim thresholds for industrial projects:

- Commercial projects that emit less stationary source greenhouse gas emissions less than 3,000 MTCO₂e per year are not considered a substantial greenhouse gas emitter and the impact is less than significant. Projects that emit in excess of 10,000 MTCO₂e per year require additional analysis and mitigation.

Since no development is proposed on proposed Parcels 3, 4, 5, and 6, subdividing of these parcels will not generate greenhouse gas emissions. A summary of the projected annual operational greenhouse gas emissions, including amortized construction-related emissions associated with the development on proposed Parcels 1 and 2, is provided in Table 9.

Table 9. Commercial Facility Total Project Greenhouse Gas Emissions

Emission Source	GHG Emissions (metric tons per year)
	Total CO ₂ e
Construction (amortized over 30 years)	2.0
Operations	2,066
TOTAL	2,068
Significance Threshold	3,000
Significant?	NO
<i>Source: Greenhouse Gas Analysis (Appendix E).</i>	

Based on guidance from the SCAQMD, if a commercial project would emit GHG emissions less than 3,000 MTCO₂e per year, the project is not considered a substantial GHG emitter and the GHG impact is less than significant, requiring no additional analysis and no mitigation.

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

Determination: Less Than Significant Impact.

Sources: First Update to the Climate Change Scoping Plan, May 22, 2014, Western Riverside County Council of Governments Subregional Climate Action Plan, September 2014.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs specific to the project relating to this issue.

Project Design Features (PDF)

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

Impact Analysis

The Climate Change Scoping Plan was first approved by the California Air Resources Board (CARB) in 2008 and must be updated every five years. The *First Update to the Climate Change Scoping Plan* was approved by the Board on May 22, 2014. The *Climate Change Scoping Plan* provides a framework for actions to reduce California's GHG emissions, and requires CARB and other state

agencies to adopt regulations and other initiatives to reduce GHGs. As such, the *Climate Change Scoping Plan* is not directly applicable to the Projects in many cases. The Project is not in conflict with the *Climate Change Scoping Plan* because its individual greenhouse gas emissions are below screening thresholds as noted in the response to Issue 3.7 (a) above and the Project will implement such greenhouse reduction measures Water Efficient Landscaping, Title 24 Energy Efficiency Requirements, and recycling and waste reduction requirements

In addition, the City of Jurupa Valley is a participant in the *Western Riverside County Council of Governments Subregional Climate Action Plan* (WRCOG Subregional CAP). The specific goals and actions included in the WRCOG Subregional CAP that are applicable to the proposed Project include those pertaining to energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. The proposed Project would also be required to include all mandatory green building measures for new developments under the CALGreen Code, as required by the City Municipal Code Section 8.05.010 (8), which would require that the new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant emitting finish materials. In addition, the City's requires that all landscaping comply with water efficient landscaping requirements.

The implementation of these stricter building and appliance standards would result in water, energy, and construction waste reductions for the development on proposed Parcels 1 and 2. In addition, as described above, the development on proposed Parcels 1 and would not exceed the GHG thresholds. Since no development is proposed on proposed Parcels 3, 4, 5, and 6, subdividing of these parcels will not generate greenhouse gas emissions. Therefore, the proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases with implementation of PPP 3.7-1 through 3.7-3.

3.8 HAZARDS AND HAZARDOUS MATERIALS

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

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

3.8(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Determination: Less than Significant Impact.

Source: Phase I Environmental Site Assessment (Appendix F), Project Application Materials.

Plans, Policies, or Programs (PPP)

There are numerous regulations pertaining to the routine transport, use, or disposal of hazardous materials. The following apply to the Project and would reduce impacts relating to this issue. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP 3.8-1 As required by Health and Safety Code Section 25507, a business shall establish and implement a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Section 25503 if the business handles a hazardous material or a mixture containing a hazardous material that has a quantity at any one time above the thresholds described in Section 25507(a) (1) through (6).

Design Features (PDF)

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

Impact Analysis

Existing Hazardous Materials

The *Phase I Environmental Site Assessment* (Appendix F) prepared for the development on proposed Parcels 1 and 2, indicated there that there are no known Recognized Environmental Conditions existing on these parcels. A Recognized Environmental Concern is one of the terms used to identify environmental liability within the context of a Phase I Environmental Site Assessment. The American Society for Testing and Materials defines the Recognized Environmental Condition in the E1527-13 standard in part as "*the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.*"

Construction Activities

Heavy equipment that would be used during construction of the proposed gas station and convenience store on proposed Parcels 1 and 2 would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on

proposed Parcels 1 and 2 during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. The potential for accidental releases and spills of hazardous materials during construction is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with future development that would be a reasonably consequence of the development on proposed parcels 1 and 2 than would occur on any other similar construction site.

Construction contractors are required to comply with all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, South Coast Air Quality Management District, and the Santa Ana Regional Water Quality Control Board. As such, impacts due to construction activities would not cause a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Since no development is proposed on proposed Parcels 3, 4, 5, and 6, subdividing of these parcels will not create a significant hazard with respect to Issue 3.8 (a) and (b). Based on the analysis above, a less than significant impact would occur.

Operational Activities

Development on proposed Parcels 1 and 2 consist of a 2,900 sq.ft. gas station canopy; 4,500 sq.ft. convenience store; 2,100 sq.ft. office above the convenience store; and a 2,500 sq.ft. pad for a future drive-thru restaurant.

Federal and State Community-Right-to-Know laws allow the public access to information about the amounts and types of chemicals that may be used by the businesses that would operate at the Project site. Laws also are in place that require businesses to plan and prepare for possible chemical emergencies. Any business that operates any of the facilities at the Project site and that handles and/or stores substantial quantities of hazardous materials (§ 25500 of California Health and Safety Code, Division 20, Chapter 6.95) would be required to prepare and submit a Hazardous Materials Business Emergency Plan (HMBEP) to the Riverside County Department of Environmental Health (RCDEH) in order to register the business as a hazardous materials handler. Such business is also required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which require immediate reporting to Riverside County Fire Department and State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business.

The operation of the proposed fueling station component of the Project would be required to comply with all applicable federal, State, and local regulations to ensure the proper transport, use, or disposal of hazardous substances (as described above). With mandatory regulatory compliance, potential hazardous materials impacts associated with long-term operation of the gas station and convenience store is not expected to pose a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials, nor would the Project increase the potential for accident operations which could result in the release of hazardous materials into the environment.

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

Determination: Less Than Significant Impact.

Sources: Project Application Materials, Google Earth.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is not located within one-quarter (0.25) mile of a mile from an existing or proposed school. The nearest school is Granite Hills Elementary School located approximately 0.45 miles northwest of the Project site across SR-60. In addition, as discussed in the responses to issues 3.8 (b) and 3.8 (c) above, the all hazardous or potentially hazardous materials would comply with all applicable federal, State, and local agencies and regulations with respect to hazardous materials.

3.8(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Determination: No Impact.

Sources: DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List), Phase I Environmental Site Assessment (Appendix G).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As such, no impact would occur.

3.8(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?

Determination: No Impact.

Source: Riverside County Airport Land Use Commission.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The nearest airport is Flabob Airport located approximately 4.5 miles northwest of the Project site. According to *Map FL-1, Flabob Airport Land Use Compatibility Plan*, the Project site is not located within an airport compatibility zone. As such, the Project will not result in a safety hazard for people residing or working in the Project area.

3.8(f) For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?

Determination: No Impact.

Source: Google Earth. Site Reconnaissance.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is not located within the vicinity of a private airstrip. As such, no impact would occur.

3.8(g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Determination: No Impact.

Sources: General Plan Safety Element, Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Access to the Project site is proposed from Ben Nevis Boulevard which is an improved 2-lane roadway. The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and long-term operation, the Project would be required to maintain adequate emergency access for emergency vehicles via Ben Nevis Boulevard and connecting roadways as required by the City. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, impacts are less than significant.

3.8 (h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Determination: No Impact.

Source: General Plan.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

According to *General Plan Figure 8-11: Wildfire Severity Zones in Jurupa Valley*, the Project site is shown as having a “moderate” fire hazard and is not located within a high wildfire hazard area. Therefore the Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires and no impact would occur.

3.9 HYDROLOGY AND WATER QUALITY

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			■	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			■	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or offsite?			■	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or offsite?			■	
e. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			■	
f. Otherwise substantially degrade water quality?			■	
g. Place housing within a 100-year flood hazard as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				■
h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?				■
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				■
j. Inundation by seiche, tsunami, or mudflow?				■

3.9(a) Violate any water quality standards or waste discharge requirements?

Determination: Less Than Significant Impact.

Source: Hydrology Study (Appendix E).

Plans, Policies, or Programs (PPP)

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

PPP 3.9-1 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls, Section B (1)*, any person performing construction work in the city shall comply with the provisions of this chapter, and shall control storm water runoff so as to prevent any likelihood of adversely affecting human health or the environment. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer.

PPP 3.9-2 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls, Section B (2)*, any person performing construction work in the city shall be regulated by the State Water Resources Control Board in a manner pursuant to and consistent with applicable requirements contained in the General Permit No. CAS000002, State Water Resources Control Board Order Number 2009-0009-DWQ. The city may notify the State Board of any person performing construction work that has a non-compliant construction site per the General Permit.

PPP 3.9-3 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls, Section C*, new development or redevelopment projects shall control storm water runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer. The BMPs may include, but are not limited to, the following and may, among other things, require new developments or redevelopments to do any of the following:

(1) Increase permeable areas by leaving highly porous soil and low lying area undisturbed by:

(a) Incorporating landscaping, green roofs and open space into the project design;

(b) Using porous materials for or near driveways, drive aisles, parking stalls and low volume roads and walkways; and

(c) Incorporating detention ponds and infiltration pits into the project design.

(2) Direct runoff to permeable areas by orienting it away from impermeable areas to swales, berms, green strip filters, gravel beds, rain gardens, pervious pavement or other approved green infrastructure and French drains by:

(a) Installing rain-gutters oriented towards permeable areas;

(b) Modifying the grade of the property to divert flow to permeable areas and minimize the amount of storm water runoff leaving the property; and

c) Designing curbs, berms or other structures such that they do not isolate permeable or landscaped areas.

(3) Maximize storm water storage for reuse by using retention structures, subsurface areas, cisterns, or other structures to store storm water runoff for reuse or slow release.

(4) Rain gardens may be proposed in-lieu of a water quality basin when applicable and approved by the City Engineer.

PPP 3.9-4 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls, Section E*, any person or entity that owns or operates a commercial and/or industrial facility(s) shall comply with the provisions of this chapter. All such facilities shall be subject to a regular program of inspection as required by this chapter, any NPDES permit issued by the State Water Resource Control Board, Santa Ana Regional Water Quality Control Board, Porter-Cologne Water Quality Control Act (Wat. Code Section 13000 et seq.), Title 33 U.S.C. Section 1251 et seq. (Clean Water Act), any applicable state or federal regulations promulgated thereto, and any related administrative orders or permits issued in connection therewith.

Project Design Features (PDF)

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

Impact Analysis

Construction Impacts

Construction of the gas station and convenience store on proposed Parcels 1 and 2 would involve clearing, grading, paving, utility installation, building construction, and the installation of landscaping, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction activities in the absence of any protective or avoidance measures. Since no development is proposed on proposed Parcels 3, 4, 5, and 6, subdividing of these parcels will not violate any water quality standards or waste discharge requirements.

Pursuant to the requirements of the Santa Ana Regional Water Quality Control Board and the City of Jurupa Valley, development on proposed Parcels 1 and 2 would be required to obtain a National Pollutant Discharge Elimination System Municipal Stormwater Permit for construction activities. The National Pollutant Discharge Elimination System permit is required for all Projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area.

In addition, development on proposed Parcels 1 and 2 would be required to comply with the Santa Ana Regional Water Quality Control Board's Santa Ana River Basin Water Quality Control Program. Compliance with the National Pollutant Discharge Elimination System permit and the Santa Ana River Basin Water Quality Control Program involves the preparation and implementation of a *Storm Water Pollution Prevention Plan* for construction-related activities, including grading. The *Storm Water Pollution Prevention Plan* would specify the Best Management Practices that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the gas station and convenience store.

Operational Impacts

Storm water pollutants commonly associated with the type of land uses that could occupy the proposed buildings include sediment/turbidity, nutrients, trash and debris, oxygen-demanding substances, organic compounds, bacteria and viruses, oil and grease, and pesticides.

Pursuant to the requirements of the City's National Pollutant Discharge Elimination System permit, a *Water Quality Management Plan* is required for managing the quality of storm water or urban runoff that flows from a developed site after construction is completed and the facilities or structures are occupied and/or operational. A *Water Quality Management Plan* describes the Best Management Practices that will be implemented and maintained throughout the life of a project to prevent and minimize water pollution that can be caused by storm water or urban runoff.

Development on proposed Parcels 1 and 2 will have one drainage management areas (DMA's). DMA-1 is the drainage area approximately 1.40 acres in size, consisting of the building roofs, parking stalls, walkways and landscaped areas. This area drains to the proposed concrete gutter leading to proposed catch basins along the south side of the site. Runoff will be collected and conveyed to the proposed underground infiltration galleries where it store and treat surface water runoff.

Based on the analysis above, with implementation of PPP 3.9-1 through PPP 3.9-4, impacts would be less than significant.

3.9(b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Determination: Less Than Significant Impact.

Source: Hydrology Study (Appendix E).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site would be served with potable water by the Jurupa Community Services District. Domestic water supplies from this service provider are reliant on groundwater from the Chino Groundwater Basin as a primary source. All municipal water entities that exceed their safe yield incur a groundwater replenishment obligation, which is used to recharge the groundwater basin with water from the State Water Project sources. Thus, the Project's demand for domestic water service would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

Development of the gas station and convenience store on proposed Parcels 1 and 2 would increase impervious surface coverage on the site which would in turn reduce the amount of direct infiltration of runoff into the ground. This would have a less than significant impact on groundwater recharge in the areas of the Chino Groundwater Basin that are managed for that purpose, since those recharge areas do not encompass the Project site.

Water supplies to the project area are provided by the Jurupa Community Services District, which obtains water supplies entirely from groundwater production. The largest source of groundwater is the Chino Groundwater Basin that supplies all of the District's potable wells. In addition, a small amount of non-potable water is supplied from the Riverside Groundwater Basin.

The Chino Basin was adjudicated by the California Superior Court in 1978 to regulate the amount of groundwater that can be pumped from the basin by creating the Chino Basin Watermaster to oversee management of water rights. The Jurupa Community Services District currently has total production water rights of 14,659 AFY from the Chino Basin. In addition, the District has rights to "carry over" supplies of water that was previously not used. Due to the existing regulations related to groundwater pumping that are implemented by the Chino Basin Watermaster, the Jurupa Community Services District would not pump substantial ground water amounts that could result in a substantial depletion of groundwater supplies. Since no development is proposed on proposed Parcels 3, 4, 5, and 6, subdividing of these parcels will not have an impact on groundwater. As such, impacts would be less than significant.

Based on the above analysis, impacts to groundwater supplies and recharge would be less than significant and no mitigation measures are required

3.9(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or offsite?

Determination: Less Than Significant Impact.

Source: Hydrology Study (Appendix E).

Plans, Policies, or Programs (PPP)

Refer to PPP 3.9-1 through 3.9-4 under Issue 3.9 (a) above.

Project Design Features (PDF)

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

Impact Analysis

Existing Condition

Currently, site runoff sheet flow towards Ben Nevis Boulevard.

Post-Development Condition

Development of the gas station and convenience store on proposed Parcels 1 and 2 will have one drainage management areas (DMA's). DMA-1 is the drainage area approximately 1.40 acres in size, consisting of the building roofs, parking stalls, walkways and landscaped areas. This area drains to the proposed concrete gutter leading to proposed catch basins along the south side of the site. Runoff will be collected and conveyed to the proposed underground infiltration galleries where it stores the excess volume generated by the development. Since no development is proposed on proposed Parcels 3, 4, 5, and 6, subdividing of these parcels will not have an impact on the existing drainage pattern. As such, impacts would be less than significant.

Based on the analysis above, with implementation of PPP 3.9-1 through 3.9-4, impacts would be less than significant and no mitigation measures are required.

3.9(d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on or offsite?

Determination: Less Than Significant Impact.

Source: Hydrology Study (Appendix E).

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Existing Condition

Currently, site runoff sheet flow towards Ben Nevis Boulevard.

Post-Development Condition

Development of the gas station and convenience store on proposed Parcels 1 and 2 will have one drainage management areas (DMA's). DMA-1 is the drainage area approximately 1.40 acres in size, consisting of the building roofs, parking stalls, walkways and landscaped areas. This area drains to the proposed concrete gutter leading to the proposed catch basins along the south side of the site. Runoff will be collected and conveyed to the proposed underground infiltration galleries where it stores the excess volume generated by the development. There are no streams or rivers in the immediate area of the site that would be altered as a result of the project. Since no development is proposed on proposed Parcels 3, 4, 5, and 6, subdividing of these parcels will not have an impact on the existing drainage pattern. As such, impacts would be less than significant.

Based on the analysis above, with implementation of PPP 3.9-1 through 3.9-4, impacts would be less than significant and no mitigation measures are required.

3.9(e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Determination: Less than Significant Impact.

Source: Hydrology Study (Appendix E).

Plans, Policies, or Programs (PPP)

Refer to PPP 3.9-1 through 3.9-4 under Issue 3.9 (a) above.

Project Design Features (PDF)

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

Impact Analysis

As described in Issue 3.9 (d) above, runoff from development of the gas station and convenience store on proposed Parcels 1 and 2 will be collected and conveyed to the proposed underground infiltration galleries where it stores the excess volume generated by the development. Since no development is proposed on proposed Parcels 3, 4, 5, and 6, subdividing of these parcels will not generate polluted runoff. As such, the Project would not result in any additional sources of polluted runoff or exceed the capacity of existing or planned storm drain systems.

Based on the analysis above, with implementation of PPP 3.9-1 through PPP 3.9-4, impacts would be less than significant and no mitigation measures are required.

3.9(f) Otherwise substantially degrade water quality?

Determination: Less Than Significant Impact.

Source: Phase I Environmental Site Assessment (Appendix F), Municipal Code.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

There are no conditions associated with the proposed Project that could result in the substantial degradation of water quality beyond what is described above in Responses 3.9 (a), 3.9(c), and 3.9 (e) except for the potential for an abandoned septic system to be located on the site.

3.9(g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Determination: No Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project does not propose any housing. Therefore, no impact would occur.

3.9(h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Determination: Less Than Significant Impact.

Source: General Plan Figure 8-9: Flood Insurance Rate Map (FIRM).

Plans, Policies, Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

According to *General Plan Figure 8-9: Flood Insurance Rate Map (FIRM)*, the Project site is not located within a 100-year flood hazard area. No impact would occur and no mitigation measures are required.

3.9(i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Determination: No Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

According to *General Plan Figure 8-9: Flood Insurance Rate Map (FIRM)*, the Project site is not located within an area that may be exposed to the failure of a levee or a dam. No impact would occur and no mitigation measures are required.

3.9(j) Inundation by seiche, tsunami, or mudflow?

Determination: No Impact.

Sources: Project Application Materials, Google Earth.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Pacific Ocean is located more than 30 miles from the Project site; consequently, there is no potential for tsunamis to impact the Project. In addition, no steep hillsides subject to mudflow are located on or near the Project site. The nearest large body of surface water to the site is Lake Mathews, located approximately 12 miles to the south. Due to the distance of Lake Mathews from the Project site, a seiche in Lake Mathews would have no impact on the Project. Therefore, the Project site would not be subject to inundation by a seiche, mudflow, and/or tsunami. Therefore, no impact would occur.

3.10 LAND USE AND PLANNING

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				■
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			■	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?		■		

3.10(a) Physically divide an established community?

Determination: No Impact.

Sources: Project Application Materials, Google Earth.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

An example of a Project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The Project site is approximately 5.36 acres in size and is located adjacent to SR-60 to the north, Pedley Road to the east, and Ben Nevis Boulevard to the south, and vacant land to the west. Therefore, no impacts would occur with respect to dividing an established community.

3.10(b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Determination: Less Than Significant Impact.

Sources: General Plan, South Coast Air Quality Management District, Final 2016 Air Quality Management Plan, Western Riverside County Multiple Species Habitat Conservation Plan, Santa Ana Regional Water Quality Control Board's Santa Ana River Basin Water Quality Control Program Project Application Materials

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The *General Plan* land use designation currently assigned to the Project site is Commercial-Retail (CR) and has a zoning classification of C-P-S (Scenic Highway Commercial). As demonstrated throughout this Initial Study/Mitigated Negative Declaration, the Project would otherwise not conflict with any applicable goals, objectives, and policies of the City of Jurupa *General Plan* or the City of Jurupa Valley Municipal Code. Additionally, the Project would not conflict with any applicable policy document, including the *Western Riverside Multiple Species Habitat Conservation Plan*, the *Santa Ana Regional Water Quality Control Board's Santa Ana River Basin Water Quality Control Program*. And the *South Coast Air Quality Management District's Air Quality Management Plan*. The purpose of these plans are to avoid or mitigate an environmental effect.

In conclusion, the Project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating adverse environmental effects and impacts are less than significant with implementation of the following:

Plans, Policies, or Programs (PPP)

All of the Plans, Policies, and Programs identified in the attached Mitigation Monitoring and Reporting Program apply.

3.10(c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Source: Biological Technical Report (Appendix B).

Plans, Policies, or Programs (PPP)

The following applies to the Project and would reduce impacts relating to a conflict with any applicable habitat conservation plan or natural community conservation plan. This measure would be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP 3.4-1 The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) as required by Municipal Code Chapter 3.80.

Project Design Features (PDF)

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

Impact Analysis

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

Based on the *Habitat Assessment, MSHCP Consistency Analysis, and Burrowing Owl Survey (Appendix B)*, prepared for the Project:

- Proposed Parcels 1, 2, 3 and 4 do not contain MSHCP riparian/riverine areas or vernal pools.
- Development on Parcels 1, 2, 3 and 4 will not impact any MSHCP Narrow Endemic Plant Species.
- Proposed Parcels 1, 2, 3 and 4 do not contain suitable habitat to support the Delhi Sand Flower-Loving Fly.
- The Project site is not required to comply with the Urban/Wildland Interface Guidelines.
- Although, proposed Parcels 1, 2, 3 and 4 have been disturbed, the presence of Burrowing Owl cannot be ruled out because Burrowing Owls have been known to occupy disturbed sites. Therefore, Mitigation Measure BIO-1 is required. Since no development is proposed on Parcels 5 and 6, the subdividing of those parcels will not impact burrowing owls.

With implementation of PPP 3.4-2 and Mitigation Measure BIO-1, impacts related to conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan are less than significant.

3.11 MINERAL RESOURCES

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

3.11(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Determination: No Impact.

Source: General Plan.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

According to *General Plan Figure 4-16: Jurupa Valley Mineral Resources*, the Project site is mapped within MRZ-3, which is defined as “Areas containing known or inferred mineral occurrences of undetermined mineral resources significance.” No mineral resource extraction activity is known to have ever occurred on the Project site. Accordingly, implementation of the Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California. Therefore, no impact would occur.

3.11(b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Determination: Less Than Significant Impact.

Source: General Plan.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

According to *General Plan Figure 4-16: Jurupa Valley Mineral Resources*, the Project site is mapped within MRZ-3, which is defined as “Areas containing known or inferred mineral occurrences of undetermined mineral resources significance.” However, no mineral resource extraction activity is known to have ever occurred on the Project site. As such, impacts are less than significant.

3.12 NOISE

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		■		
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			■	
c. A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?			■	
d. A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?		■		
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?				■
f. For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?				■

3.12(a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Noise Impact Study (Appendix G).

Plans, Policies, or Programs (PPP)

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

- PPP 3.12-1 As required by Municipal Code Section 11.05.020 (9), private construction projects located within one-quarter ($\frac{1}{4}$) of a mile from an inhabited dwelling shall not perform construction between the hours of six (6:00) p.m. and six (6:00) a.m. during the months of June through September and between the hours of six (6:00) p.m. and seven (7:00) a.m. during the months of October through May.

PPP 3.12-2 As required by Jurupa Valley Municipal Code Section 11.05.040, no person shall create any sound, or allow the creation of any sound, on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards set forth in Table 1 of this section or that violates the special sound source standards set forth in Section 11.05. 060.

Project Design Features (PDF)

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

Impact Analysis

Existing Ambient Noise Environment

The most common source of noise in the project vicinity is traffic on surrounding roads. Motor vehicle noise is of concern because it is characterized by a high number of individual events, which often create sustained noise levels. Ambient noise levels would be expected to be highest during the daytime and rush hour unless congestion slows speeds substantially.

Since no development is proposed on proposed Parcels 3, 4, 5, and 6, subdividing of these parcels will not generate noise nor will they be subjected to noise impacts.

To determine ambient noise levels at and near the commercial facility proposed on Parcels 1 and 2, three 15-minute noise measurements were recorded during the AM peak hour between 7:50 AM and 8:50 AM on May 3, 2017 using an ANSI Type II integrating sound level meter (See Exhibit 5 for the locations of onsite noise measurements). The 24-hour existing noise level measurements shown in Table 10 present the existing ambient noise conditions. Noise measurement locations are shown on Exhibit 4.

Table 10. 24-Hour Ambient Noise Level Measurements

Location Number	Leq[15] (dBA) ¹	Lmin (dBA)	Lmax (dBA)
1	61.9	49.6	83.9
2	70.0	59.7	85.6
3	54.8	48.1	73.3
¹ The equivalent noise level (Leq) is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the average noise level). For this measurement the Leq was over a 15-minute period (Leq[15]).			
Source: Noise Study (Appendix G)			



**Shield Tech, LLC
MA 17245**

Noise Measurement Locations

Exhibit 5

Sensitive Receptors

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with each land use type. Jurupa Valley General Plan Policy NE 1.5 considers noise-sensitive uses to schools, hospitals, assisted living facilities, mental care facilities, residential uses, libraries, passive recreational uses, and places of worship. These uses are considered sensitive because the presence of excessive noise may interrupt normal activities typically associated with their use. The sensitive receptors in the vicinity of the proposed Parcels 1 and 2 are residences. The nearest residences are located across Ben Nevis Boulevard to the southeast of these parcels. Additional residences are located across Ben Nevis Boulevard to the south and west of these parcels. Project noise at sensitive receptor locations was evaluated at the property line of the residences.

Construction Noise

Project construction would include site preparation, grading, building construction, architectural coating, and paving of the commercial development and associated parking lot. As shown on Table 11 below, noise levels generated by heavy construction equipment can range from approximately 75 dBA to 99 dBA when measured at 50 feet.

Table 11. Typical Construction Equipment Noise Levels

Type of Equipment	Range of Sound Levels Measured (dBA at 50 feet)
Pile Drivers	81 to 96
Rock Drills	83 to 99
Jack Hammers	75 to 85
Pneumatic Tools	78 to 88
Pumps	68 to 80
Dozers	85 to 90
Tractors	77 to 82
Front-End Loaders	86 to 90
Graders	79 to 89
Air Compressors	76 to 86
Trucks	81 to 87
<i>Source: "Noise Control for Buildings and Manufacturing Plants", Bolt, Beranek & Newman, 1987, as cited in the General Plan EIR</i>	

The sensitive receptors in the vicinity of the project are residences. The nearest residences are approximately 125 feet southeast of the proposed Parcels 1 and 2. Additional residences are located across Ben Nevis Boulevard approximately 300 feet south of proposed Parcels 1 and 2 and 400 feet west of proposed Parcels 1 and 2. Noise generated by the commercial facility at sensitive receptor locations was evaluated at the property line of the residences. The *Noise Study* (Appendix G), indicates that construction could be as high as 82 dBA Lmax at the nearest sensitive receptor.

Per Section 11.05.020 (9) of the Municipal Code, construction activities occurring between the hours of 6:00 AM and 6:00 PM during the months of June through September and between 7:00 AM and 6:00 PM during the months of October through May are exempt from noise standards.

Regardless of the Project's consistency with the *Municipal Code* as described above, construction activities on proposed Parcels 1 and 2, especially those involving heavy equipment, would result in noise levels which would exceed the exterior noise level for residential uses of 55 dBA CNEL. The following mitigation measure is required to reduce construction noise impacts to the maximum extent feasible:

Mitigation Measure (MM)

Mitigation Measure NOI-1-Construction Noise Mitigation Plan. Prior to the issuance of a grading permit for Conditional Use Permit No. 17004, the developer is required to submit a construction-related noise mitigation plan to the City Planning Department for review and approval. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project. In addition, the plan shall require that the following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

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

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

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

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

Operational Noise (Stationary)

The Project would introduce new commercial land uses on the proposed Parcels 1 and 2. Existing residences near these Parcels may periodically be subjected to noise associated with on-site operation of the commercial facility. On-site operational noise would include idling from cars at the drive-through restaurant, placement of orders by customers at a microphone, verbal interactions between customers and service staff, and noise from HVAC equipment. In addition, the commercial facility would generate new traffic on the Project site and off-site on Pedley Road and Ben Nevis

Boulevard, increasing roadway noise. It is assumed that the commercial facility would operate 24-hours per day, thereby generating daytime and nighttime operational noise. Each operational noise source is discussed below.

Offsite Roadway Noise Impacts.

The commercial facility would generate traffic on area roadways, thereby increasing vehicle trips as a result of the Project. Traffic generation for the gas station and convenience store is based on ITE's trip generation for the commercial uses included in the Project, as discussed above. Table 12 summarizes the Average Daily Trips (ADT) generated by the commercial facility.

Table 12. Commercial Facility Project Trip Generation

Land Use	Project Size	Project ADT
General Office	2,100 sf	23
Convenience Market with Gas Pumps	4,500 sf	3,805
Fast Food Restaurant with Drive Through	2,000 sf	992
Total Trips		4,820

Source: Traffic Impact Analysis (Appendix H)

These trips would primarily increase traffic on Pedley Road since Pedley Road connects to on and off ramps for SR-60. While trips would mainly utilize the Pedley Road driveway to access the proposed Parcels 1 and 2, other vehicles would turn onto Ben Nevis Boulevard and immediately turn onto the these parcels via the two driveways on Ben Nevis Boulevard.

Table 13 below shows the roadway noise increase from the gas station, convenience store, and drive-thru restaurant generated traffic.

Table 13. Commercial Facility Roadway Noise Increase from Project Trips

Roadway	Existing ADT	Existing Modeled Noise Level (dBA)	Project Generated Traffic (ADT)	Existing and Project Traffic (ADT)	Project Noise Level (dBA)	dBA Increase
Pedley Road	13,520	71.8	4,820	18,240	72.5	0.7
Ben Nevis Boulevard	1,680	59.1	2,892	4,572	63.5	4.4

Source: Traffic Impact Analysis (Appendix H)

The U.S. Department of Housing and Urban (HUD) provides an online platform (HUD Exchange) which includes the Day/Night Noise Level Calculator which is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. Based on the HUD DNL Calculator, the increase of 4,820 daily trips on Pedley Road would result in roadway noise of 72.5 dBA DNL. This represents a 0.7 dBA increase over the existing modeled noise level of 71.8 dBA DNL, which is less than the 1.5 dBA threshold of perception for roadways with existing noise levels over 65 dBA DNL. As such, the commercial facility would not generate enough traffic to noticeably increase roadway noise on Pedley Road.

An increase of 2,892 daily trips on Ben Nevis Boulevard would result in a roadway noise of 63.5 dBA DNL. This represents a 4.4 dBA increase over the existing modeled noise level of 60.1 dBA DNL, which is less than the 5 dBA threshold of perception for roadways with existing noise levels under 60 dBA DNL. Therefore, the commercial facility would not generate a substantial increase in roadway noise along Ben Nevis Boulevard.

On-Site Project Operational Noise

Operation of the commercial facility would generate noise through the idling of cars waiting in drive-through lines, placement of orders by customers at a microphone, verbal interactions between customers and service staff, and HVAC equipment. While waiting in the drive-through lane for the fast-food restaurant and car wash queue, it is anticipated that vehicles would idle, generating noise. The nearest residences to the sources of noise from the commercial facility are located approximately 350 feet southeast of the entrance to the fast-food restaurant drive through lane.

As noted in *Noise Study* (Table 5, Appendix G), idling vehicles are assumed to produce 62.4 dBA Leq at a distance of 20 feet from the source. With the attenuation of noise, these levels would be less than 38 dBA Leq at the nearest residential property line, as summarized in Table 14.

Table 14. Commercial Facility Operational Noise at Residential Property Lines

Noise Source	Noise Level at Residences 125 feet to the Southeast (dBA Leq)	Noise Level at Residences 300 feet to the Southeast (dBA Leq)	Noise Level at Residences 400 feet to the Southeast (dBA Leq)
Drive Through Operations	37.5	36.9	36.4
HVAC Equipment	37.5	34.6	35.0
Summed dBA Leq	40.5	38.9	38.8

Source: *Traffic Impact Analysis (Appendix H)*

As shown in Table 14, operational activities from the commercial facility would generate less than 41 dBA Leq at the surrounding residences. This is lower than the City's daytime exterior noise standard of 55 dBA Lmax for residential land uses. In addition, operational noise levels are approximately 15 dBA below ambient noise levels, which are 54.8 dBA Leq. (See Table 4, *Noise Study*, Appendix G)). As discussed in *Overview of Sound Measurement (Noise Study, Appendix G)* noise levels that are 10 dBA less than the ambient sound level have a less than significant impact.

On-Site Nighttime Operational Noise Impacts

With 24-hour operation of the commercial facility, operating noises from all uses could occur at the same time during nighttime hours, including noise from idling vehicles and HVAC equipment. As shown in Table 14, total operational noise could be up to 40 dBA Leq at the nearest residential property line. Nighttime operations would not result in a continuous noise level 40 dBA Leq, and it would not exceed the City's nighttime exterior noise standard of 45 dBA Leq at the surrounding residential property lines.

3.12(b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Construction Vibration

Under existing conditions, there are no known sources of ground-borne vibration or noise that affect the Project site. Construction on proposed Parcels 1 and 2 will not employ any pile driving, rock blasting, or rock crushing equipment during construction activities, which are the primary sources of ground-borne noise and vibration during construction. Since no development is proposed on proposed Parcels 3, 4, 5, and 6, subdividing of these parcels will not generate vibration nor will they be subjected to vibration impacts.

The City has relied upon vibration standards promulgated by Caltrans in past CEQA documents. According to Caltrans, the threshold at which there may be a risk of architectural damage to normal houses with plastered walls and ceilings is 0.20 PPV inch/second. Primary sources of vibration during construction would be bulldozers. A large bulldozer could produce up to 0.089 PPV at 25 feet. At a distance of 15 feet a bulldozer would yield a worst-case 0.027 PPV (inch/sec) which is within the threshold of perception and below any risk or architectural damage.

The sensitive receptors in the vicinity of the commercial facility are residences. The nearest residences are approximately 125 feet southeast of the commercial facility. Additional residences are located across Ben Nevis Boulevard approximately 300 feet south of the commercial facility and 400 feet west of the commercial facility. Based on the reference vibration levels provided by the Federal Transit Administration (FTA), a large bulldozer represents the peak source of vibration with a reference velocity of 0.089 in/sec PPV at 25 feet. At distances ranging from 125 to 400 feet. This level of vibration does not exceed 0.20 PPV inch/second. As such, vibration would not result in the excessive groundborne vibration or groundborne noise levels

Operational Vibration

Development on proposed Parcels 1 and 2 consist of a commercial facility with a 2,900 sq.ft. gas station canopy; a 4,500 sq.ft. c convenience store; 2,100 sq.ft. office above convenience store; and a 2,500 sq.ft. pad for future drive-thru restaurant. Typically, groundborne vibration sources that could potentially affect nearby properties are from rail roads and trucks traveling at higher speeds on freeways and highways. The commercial facility does not have rail access nor is it a major transportation facility or roadway. Therefore, the operational impacts associated with ground-borne vibration would be less than significant at nearby sensitive uses.

Based on the above analysis, impacts are less than significant.

3.12(c) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?

Determination: Less Than Significant Impact.

Source: Noise Impact Analysis (Appendix G).

Plans, Policies, or Programs (PPP)

Refer to PPP 3.12-1 and PPP 3.12-2 under Issue 3.12(a) above.

Project Design Features (PDF)

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

Impact Analysis

As discussed above under Issue 3.12(a), with implementation of Mitigation Measures NOI-1, impacts would be less than significant.

3.12(d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Noise Impact Analysis (Appendix G).

Plans, Policies, or Programs (PPP)

Refer to PPP 3.12-1 and PPP 3.12-2 under Issue 3.12(a) above.

Project Design Features (PDF)

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

Impact Analysis

As discussed above under Issue 3.12(a), the only potential for the commercial facility to create a substantial temporary or periodic increase in ambient noise levels is during its construction phase. The analysis presented under Issue 3.12(a) concluded that the commercial facility would result in elevated noise levels during construction but were less than significant with implementation of Mitigation Measure NOI-1.

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

Determination: No Impact.

Source: Riverside County Airport Land Use Commission.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The nearest airport is Flabob Airport located approximately 4.5 miles northwest of the Project site. According to *Map FL-1, Flabob Airport Land Use Compatibility Plan*, the Project site is not located within an airport compatibility zone. As such, the Project will not result in excessive noise for people residing or working in the Project area.

3.12(f) *For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?*

Determination: No Impact.

Source: Google Earth, Field Inspection.

The Project site is not located in the vicinity of a private airstrip. Therefore, no impacts will occur.

3.13 POPULATION AND HOUSING

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

3.13(a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Determination: Less than Significant Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project would not directly result in population growth because it does not propose any residential dwelling units. The commercial facility on proposed Parcels 1 and 2 proposes the construction of a 2,900 sq.ft. gas station canopy; a 4,500 sq.ft. convenience store; a 2,100 sq.ft. office above the convenience store; and a 2,500 sq.ft. pad for future drive-thru restaurant. There is no development proposed on Parcels 3, 4, 5 and 6.

According to the *General Plan Economic Sustainability Element*, “The City is a net exporter of jobs, with more residents working outside the City than non-residents working inside the City.” (General Plan p. 11-3.). Thus, it is anticipated that new employees generated by the commercial facility would be within commuting distance and would not generate needs for any housing.

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

Water and sewer service to the Project site will be provided by the Jurupa Community Services District. There is a 6-inch diameter waterline in Ben Nevis Boulevard. In order to provide water service to the Project site, approximately 2,350 linear feet of 8-inch diameter waterline is required in Ben Nevis Boulevard and Avon Street in order to meet the 1,500 gpm fire flow demand conditions for the development on proposed Parcels 1 and 2. The CEQA analysis assumes that the waterline(s) will be constructed within the improved right-of-way of both Ben Nevis Boulevard and Avon Street.

There are two feasible options for providing sewer service: to the Project site 1) from Avon Street, or 2) from Kenneth Way. The waterline(s) will be constructed within the improved right-of-way of both Ben Nevis Boulevard and Avon Street. The CEQA analysis assumes that the sewer line will be constructed within the improved right-of-way of either Avon Street or Kenneth Way.

No additional water or sewer infrastructure will be needed to serve the Project site other than connection to the existing water and sewer lines in the vicinity of the Project site.

In addition, the analysis in Section 3.14, *Public Services*, of this Initial Study Checklist demonstrates that the impacts on public services are less than significant so the public service provider's ability to provide services will not be reduced. Based on the above analysis, impacts are less than significant.

3.13(b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

Determination: No Impact.

Sources: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

3.13(c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Determination: No Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

As described above under the response to Issue 3.13(b), the Project site does not contain any residential units. Therefore, the Project would not displace substantial numbers of people and would not necessitate the construction of replacement housing elsewhere. Impacts would be less than significant.

3.14 PUBLIC SERVICES

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?			■	
2) Police protection?			■	
3) Schools?			■	
4) Parks?			■	
5) Other public facilities?			■	

3.14(a) *Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

FIRE PROTECTION

Determination: Less Than Significant Impact.

Source: Riverside County Fire Department.

Plans, Policies, or Programs (PPP)

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

PPP 3.14-1 The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.

PPP 3.14-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.

Project Design Features (PDF)

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

Impact Analysis

The Riverside County Fire Department provides fire protection services to the Project site. The Project site would be primarily served by the West Riverside Fire Station No. 18, an existing station located at an existing station located approximately 2.2 roadway miles east of the Project site at 7545 Mission Boulevard.

There is no development proposed on Parcels 3, 4, 5 and 6 so the subdivision creating these Parcels will not impact fire protection services. Development of the commercial facility on proposed Parcels 1 and 2 would impact fire protection services by placing an additional demand on existing fire protection resources should its resources not be augmented. To offset the increased demand for fire protection services, the Project would be conditioned by the City to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes.

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

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

Based on the above analysis, with implementation of PPP 3.14-1 and PPP 3.14-2, impacts related to fire protection are less than significant.

POLICE PROTECTION

Determination: Less Than Significant Impact.

Sources: Riverside County Sheriff's Department "Stations," Riverside County General Plan, Project Application Materials.

Plans, Policies, or Programs (PPP)

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

- PPP 3.14-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.

Project Design Features (PDF)

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

Impact Analysis

The Riverside County Sheriff's Department provides community policing to the Project site via the Jurupa Valley Station located at 7477 Mission Boulevard, Jurupa Valley, CA. There is no development proposed on Parcels 3, 4, 5 and 6 so the subdivision creating these Parcels will not impact police protection services. Development of the commercial facility on proposed Parcels 1 and 2 would impact police protection services. The Project would be required to comply with the provisions of Municipal Code Chapter 3.75 which requires payment of the Development Impact Fee to assist the City in providing for public services, including police protection services. Payment of the Development Impact Fee would ensure that the Project provides its fair share of funds for additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project.

In addition, consistent with *General Plan Policy CSSF 2.1-2*, the Project plans were routed to the Sheriff's Department for review and comment to increase public safety and maintain close coordination with the Sheriff's Department and law enforcement programs.

Based on the above analysis, with implementation of PPP 3.14-2, impacts related to police protection are less than significant.

SCHOOLS

Determination: Less Than Significant Impact.

Sources: California Senate Bill 50 (Greene), Project Application Materials.

Plans, Policies, or Programs (PPP)

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

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

Project Design Features (PDF)

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

Impact Analysis

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

Based on the above analysis, with implementation of PPP 3.14-3, impacts related to schools are less than significant.

PARKS

Determination: Less Than Significant Impact.

Source: Project Application Materials

Plans, Policies, or Programs (PPP)

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

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

Project Design Features (PDF)

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

Impact Analysis

As noted in the response to Issue 3.13 (a) above, the Project will not create an additional need for housing thus directly increasing the overall population of the City and generating additional need for parkland. The payment of development impact fees will reduce any indirect Project impacts related to parks.

Based on the above analysis, with implementation of PPP 3.14-4, impacts related to parks are less than significant.

OTHER PUBLIC FACILITIES

Determination: Less Than Significant Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

PPP 3.14-2 above is applicable to the Project.

Project Design Features (PDF)

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

Impact Analysis

As noted in the response to Issue 3.13(a) above, development of the Project would not result in a direct increase in the population of the Project area and would not increase the demand for public services, including public health services and library services which would require the construction of new or expanded public facilities.

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

Based on the above analysis, with implementation of PPP 3.14-2 above, impacts related to other public facilities are less than significant.

3.15 RECREATION

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			■	
b. Does the Project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?			■	

3.15(a) *Would the proposed Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

Determination: Less than Significant Impact.

Source: Project Application Materials.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

Project Design Features (PDF)

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

Impact Analysis

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

Based on the above analysis, with implementation of PPP 3.14-1, impacts related to recreational facilities would be less than significant and no mitigation measures are required.

3.15(b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?

Determination: Less than Significant Impact.

Source: Project Application Materials

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

As noted in the response to Issue 3.15(a) above, the Project does not propose any recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment. In addition, no offsite parks or recreational improvements are proposed or required as part of the Project.

Based on the above analysis, impacts related to parks and recreational facilities would be less than significant and no mitigation measures are required.

3.16 TRANSPORTATION/TRAFFIC

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			■	
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			■	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				■
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				■
e. Result in inadequate emergency access?			■	
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				■

3.16(a) *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*

Determination: Less Than Significant Impact.

Source. Traffic Impact Analysis (Appendix H).

Plans, Policies, or Programs (PPP)

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

PPP 3.16-1 The Project Proponent shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) pursuant to Chapter 3.70 of the Municipal Code.

PPP 3.16-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee to assist the City in providing revenue that the City can use to fund transportation improvements such as roads, bridges, major improvements and traffic signals.

Project Design Features (PDF)

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

Impact Analysis

Motor Vehicle Analysis

Since no development is proposed on proposed Parcels 3, 4, 5, and 6, subdividing of these parcels will not generate traffic.

NOTE: The following analysis focuses on the traffic impacts created by the commercial facility on proposed Parcels 1 and 2. The term "Project" in the following analysis means the commercial facility consisting of the construction of a 2,900 sq.ft. gas station canopy; a 4,500 sq.ft. convenience store; a 2,100 sq.ft. office above the convenience store; and a 2,500 sq.ft. pad for future drive-thru restaurant.

For purposes of determining the significance of traffic impacts generated by the Project, the City relies upon the *County of Riverside Traffic Impact Analysis Preparation Guidelines* which contains the following significance criteria:

- 1) When existing traffic conditions exceed the General Plan target Level of Service (LOS).
- 2) When project traffic, when added to existing traffic will deteriorate the LOS to below the target LOS, and impacts cannot be mitigated through project conditions of approval.
- 3) When cumulative traffic exceeds the target LOS, and impacts cannot be mitigated through the TUMF network (or other funding mechanism), project conditions of approval, or other implementation mechanisms.

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

Table 15. Level of Service (LOS) Thresholds.

Level of Service (LOS)	Signalized Intersection	Unsignalized Intersection
A	≤10 seconds	≤10 seconds
B	10–20 seconds	10–15 seconds
C	20–35 seconds	15–25 seconds
D	35–55 seconds	25–35 seconds
E	55–80 seconds	35–50 seconds
F	>80 seconds	>50 seconds

Source: County of Riverside Traffic Impact Analysis Preparation Guidelines

Study Area Intersections

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

Table 16. Study Area Intersections

Intersection ID #	Description
1	Avon Street-Project Driveway 2/Ben Nevis Boulevard
2	Pedley Road/Granite Hill Drive
3	Pedley Road/SR-60 Westbound Ramps
4	Pedley Road/SR-60 Eastbound Ramps
5	Pedley Road/Ben Nevis Boulevard
6	Pedley Road/Bravo Estates Entrance
7	Pedley Road/Mission Boulevard
8	Shopping Center Driveway/Ben Nevis Boulevard
9	Project Driveway 1/Ben Nevis Boulevard
<i>Source: Traffic Impact Study(Appendix H)</i>	

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

Table 17. Study Area Roadway Segments

Roadway Segment	Description
1	Pedley Road from Ben Nevis Boulevard to Bravo Estates
2	Pedley Road from Bravo Estates to Mission Boulevard

Traffic Scenarios Analyzed

The *Traffic Impact Study* prepared for the Project examined the following scenarios:

1. Existing Traffic Conditions;
2. Existing with Project Traffic Conditions;
3. Project Completion (2019) without Project Conditions;
4. Project Completion (2019) with Project Conditions;
5. Cumulative (2019) Traffic Conditions; and
6. Cumulative (2019) with Project Traffic Conditions.

Trip Generation

The Project is projected to generate approximately 2,872 trip-ends per day with 77 total vehicles per hour during the AM peak hour and 81 total vehicles per hour during the PM peak hour. The second floor office space is to be utilized for operation of the commercial facility personnel and managers and trip generation was included in the operation of the convenience market and not as a separate office space for use by the general public.

Scenario #1: Existing Traffic Conditions

The following intersections currently operate at unsatisfactory levels of service:

- Pedley Road/SR-60 Westbound Ramps (a.m. and p.m. peak hours);
- Pedley Road/SR-60 Eastbound Ramps (a.m. and p.m. peak hours);
- Pedley Road/Ben Nevis Boulevard (a.m. and p.m. peak hours); and
- Pedley Road/Bravo Estates Entrance (a.m. and p.m. peak hours).

The following roadway segment is projected to operate at unsatisfactory levels of service

- The southbound roadway segment on Pedley Road from Bravo Estates Entrance to Mission Boulevard exceeds the LOS standard in both peak hours.

Scenario #2: Existing Traffic Condition with Project Traffic Conditions

The following intersections are projected to operate at unsatisfactory levels of service:

- Pedley Road/SR-60 Westbound Ramps (a.m. and p.m. peak hours);
- Pedley Road/SR-60 Eastbound Ramps (a.m. and p.m. peak hours);
- Pedley Road/Ben Nevis Boulevard (a.m. and p.m. peak hours);
- Pedley Road/Bravo Estates Entrance (a.m. and p.m. peak hours); and
- Pedley Road/Mission Boulevard (p.m. peak hour).
- Pedley Road/Mission Boulevard (p.m. peak hour).

The Project does not create the operational deficiencies at these intersections, since the intersections are already forecast to operate at unsatisfactory LOS under without Project conditions. However, the Project is incrementally contributing to the existing deficient condition and mitigation is required as identified below.

The following roadway segments are projected to operate at unsatisfactory levels of service:

The southbound roadway segment on Pedley Road from Bravo Estates Entrance to Mission Boulevard exceeds the LOS threshold in both peak hours. This segment also operates at a deficient LOS under without project conditions. The Project will not have any impact at this location.

Scenario #3: Project Completion (2019) without Project Conditions

The following intersections are projected to operate at unsatisfactory levels of service:

- Pedley Road/SR-60 Westbound Ramps (a.m. and p.m. peak hours);
- Pedley Road/SR-60 Eastbound Ramps (a.m. and p.m. peak hours);
- Pedley Road/Ben Nevis Boulevard (a.m. and p.m. peak hours);
- Pedley Road/Bravo Estates Entrance (a.m. and p.m. peak hours); and
- Pedley Road/Mission Boulevard (p.m. peak hour).

The following roadway segments are projected to operate at unsatisfactory levels of service:

- The southbound roadway segment on Pedley Road from Bravo Estates Entrance to Mission Boulevard exceeds the LOS standard in both peak hours.

- The segment on Pedley Road from Ben Nevis Boulevard to Bravo Estates Entrance exceeds the LOS standard. This segment also operates at a deficient LOS under without project conditions.

The Project will not have any impact at these locations.

Scenario #4: Project Completion (2019) with Project Conditions:

The following intersections are projected to operate at unsatisfactory levels of service:

- Pedley Road/SR-60 Westbound Ramps (a.m. and p.m. peak hours);
- Pedley Road/SR-60 Eastbound Ramps (a.m. and p.m. peak hours);
- Pedley Road/Ben Nevis Boulevard (a.m. and p.m. peak hours);
- Pedley Road/Bravo Estates Entrance (a.m. and p.m. peak hours); and
- Pedley Road/Mission Boulevard (p.m. peak hour).

The Project does not create the operational deficiencies at these intersections, since the intersections are already forecast to operate at unsatisfactory LOS under without Project conditions. However, the Project is incrementally contributing to the existing deficient condition and mitigation is required as identified below.

The following roadway segments are projected to operate at unsatisfactory levels of service:

- The southbound roadway segment on Pedley Road from Bravo Estates Entrance to Mission Boulevard exceeds the LOS standard in both peak hours. This segment also operates at a deficient LOS under without project conditions. The project will not have any impact at this location.
- The roadway segment on Pedley Road from Ben Nevis Boulevard to Bravo Estates Entrance exceeds the LOS standard. This segment also operates at a deficient LOS under without project conditions.

The Project will not have any impact at these locations.

Scenario #5: Cumulative (2019) Traffic Conditions

The following intersections are projected to operate at unsatisfactory levels of service:

- Pedley Road/SR-60 Westbound Ramps (a.m. and p.m. peak hours);
- Pedley Road/SR-60 Eastbound Ramps (a.m. and p.m. peak hours);
- Pedley Road/Ben Nevis Boulevard (a.m. and p.m. peak hours);
- Pedley Road/Bravo Estates Entrance (a.m. and p.m. peak hours); and
- Pedley Road/Mission Boulevard (p.m. peak hour).

The following roadway segments are projected to operate at unsatisfactory levels of service:

- The southbound segment on Pedley Road from Bravo Estates Entrance to Mission Boulevard

- The segment on Pedley Road from Ben Nevis Boulevard to Bravo Estates Entrance exceeds the LOS standard.

Scenario 6: Cumulative (2019) with Project Traffic Conditions

The following intersections are projected to operate at unsatisfactory levels of service:

- Pedley Road/SR-60 Westbound Ramps (a.m. and p.m. peak hours);
- Pedley Road/SR-60 Eastbound Ramps (a.m. and p.m. peak hours);
- Pedley Road/Ben Nevis Boulevard (a.m. and p.m. peak hours);
- Pedley Road/Bravo Estates Entrance (a.m. and p.m. peak hours); and
- Pedley Road/Mission Boulevard (a.m. and p.m. peak hours).

The Project does not create the operational deficiencies at these intersections, since the intersections are already forecast to operate at unsatisfactory LOS under without Project conditions. However, the Project is incrementally contributing to the existing deficient condition and mitigation is required as identified below.

The following roadway segments are projected to operate at unsatisfactory levels of service:

- The southbound roadway segment on Pedley Road from Bravo Estates Entrance to Mission Boulevard exceeds the LOS standard in both peak hours. This segment also operates at a deficient LOS under without project conditions. The Project will not have any impact at this location.
- The roadway segment on Pedley Road from Ben Nevis Boulevard to Bravo Estates Entrance exceeds the LOS standard. This segment also operates at a deficient LOS under without project conditions. The Project will not have any impact at this location.

Mitigation Measure (MM)

Mitigation Measure TR-1- Roadway Improvements: *Prior to the issuance of an occupancy permit for Conditional Use Permit No. 17004, the applicant shall participate in the funding or construction of the improvements listed below that are needed to serve cumulative traffic conditions through the payment of the Transportation Uniform Mitigation Fees (TUMF) and City of Jurupa Valley Development Impact Fees (DIF) and a fair share contribution.*

Project Specific Intersection Mitigation:

Intersection of West Project Driveway (NS) and Ben Nevis Boulevard (EW):

Modify geometries to provide:

- **NB:** N/A (Future Property Access Driveway).
- **SB:** one shared LT/TH/RT lane.
- **EB:** one LT lane, one TH lane.
- **WB:** one LT lane, one TH lane.

Note: Future NB driveway to accommodate future development on south side of Ben Nevis Blvd.

Intersection of East Project Driveway (NS) and Ben Nevis Boulevard (EW):

Modify geometries to provide:

- **NB:** N/A.
- **SB:** one inbound RT lane.
- **EB:** one shared TH/RT lane.
- **WB:** one TH lane.

Note: Raised median to be installed on Ben Nevis Blvd.

Intersection of Pedley Road (NS) and Ben Nevis Boulevard (EW):

Install geometries to provide:

- **NB:** one LT lane, one TH lane.
- **SB:** one TH lane, one RT lane.
- **EB:** one LT lane, one RT lane.
- **WB:** N/A.

Note: Project to pay for full cost to install curb return in ultimate location in NW quadrant of the intersection and roadway width on Ben Nevis Blvd to accommodate future dual WB LT turn lanes and one RT lane. In addition, Project fair share = 5 percent of \$250,000 future improvements on Pedley Road including signalization and northbound roadway widening.

Fair-Share Intersection Improvements:

Intersection of Pedley Road (NS) and SR60 WB Ramps (EW):

Install geometries to provide:

- **NB:** one LT lane, one TH lane.
- **SB:** one TH lane, one RT lane.
- **EB:** N/A.
- **WB:** one LT lane, one RT lane.

Note: Includes future traffic signal. Project share = 5 percent of \$250,000.

Intersection of Pedley Road (NS) and SR60 EB Ramps (EW):

Install geometries to provide:

- **NB:** one TH lane, one RT lane.
- **SB:** one LT lane, one TH lane.
- **EB:** one LT lane, one RT lane.
- **WB:** N/A.

Note: Includes future traffic signal. Project share = 5 percent of \$250,000.

Intersection of Pedley Road (NS) and Bravo Estates Entrance (EW):

Install geometries to provide:

- **NB:** one LT lane, one TH lane, one RT lane.
- **SB:** one LT lane, one shared TH/RT lane.
- **EB:** one shared LT/TH/RT lane.
- **WB:** one shared LT/TH/RT lane.

Project share = 5 percent of \$250,000.

Intersection Pedley Road (NS) and Mission Boulevard (EW):

Install geometries to provide:

- **NB:** one LT lane, one TH lane, one shared TH/RT lane.
- **SB:** one LT lane, one TH lane, one shared TH/RT lane.
- **EB:** one LT lane, two TH lanes, one RT lane.
- **WB:** one LT lane, one TH lane, one shared TH/RT lane.

Note: Modify existing traffic signal and add SB TH lane. Project share = 4 percent of \$100,000.

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

Transit Service Analysis

The Riverside Transit Agency, a public transit agency serves the region and the City of Jurupa Valley. There is no bus service adjacent to the Project site. In addition, the Project is not proposing to construct any improvements would interfere with any future bus service.

Bicycle & Pedestrian Facilities Analysis

The Project is not proposing to construct any improvements that will interfere with bicycle and pedestrian use. Pedestrian and bicycle access will be available to the Project site from Ben Nevis Boulevard and Pedley Road. In addition, bicycle parking will be provided on the Project site. Therefore, the Project will not conflict with an applicable plan, ordinance or policy applying to non-motorized travel. Impacts are less than significant.

3.16(b) Conflict with an applicable congestion management program, including, but not limited to, level-of-service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: project Application Materials.

Impact Analysis

The Riverside County Transportation Commission was designated as the Congestion Management Agency for Riverside County in 1990, and therefore, prepares and administers the Riverside County Congestion Management Program in consultation with the Technical Advisory Committee which consists of local agencies, the County of Riverside, transit agencies, and subregional agencies.

The intent of the Riverside County Congestion Management Program is to more directly link land use, transportation, and air quality, thereby prompting reasonable growth management programs that will effectively utilize new transportation funds, alleviate traffic congestion and related impacts, and improve air quality.

The 2011 Riverside County Congestion Management Program is the latest version of the CMP prepared by the Riverside County Transportation Commission in accordance with Proposition 111, passed in June 1990. The Congestion Management Program was established in the State of California to more directly link land use, transportation, and air quality and to prompt reasonable growth management programs that would more effectively utilize new and existing transportation funds, alleviate traffic congestion and related impacts, and improve air quality. Deficiencies along the CMP system are identified by the Riverside County Transportation Commission when they occur so that improvement measures can be identified. Understanding the reason for these deficiencies and identifying ways to reduce the impact along a critical CMP corridor is intended to conserve scarce funding resources and help target those resources appropriately.

SR-60 is a designated Congestion Management Program roadway. Based on the analysis under Issue 3.16 (a), the Project will add to existing impact at the intersection of Pedley Road (NS) and SR60 WB Ramps (EW) and the intersection of Pedley Road (NS) and SR60 EB Ramps (EW). The Project will be required to implement Mitigation Measure TR-1 to reduce impacts to less than significant at these intersections but will not require any improvements to the SR-60 ramps which are under the jurisdiction of Caltrans.

3.16(c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Determination: No Impact.

Source: Google Earth.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The nearest airport is Flabob Airport located approximately 4.5 miles southwest of the Project site. According to *Map FL-1, Flabob Airport Land Use Compatibility Plan*, the Project site is not located within an airport compatibility zone. As such, the Project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

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

Determination: No Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Access to the site is from Ben Nevis Boulevard which is an existing improved roadway abutting the site. The Project will construct a new driveway improvement along Ben Nevis Boulevard which will be constructed to meet City standards.

In addition, the Project is located in a proposed commercial area with residential uses to the south. The Project would not be incompatible with existing development in the surrounding area to the extent that it would create a transportation hazard as a result of an incompatible use. Accordingly, the Project would not substantially increase hazards due to a design feature or incompatible use. Impacts would be less than significant and mitigation is not required.

3.16(e) Result in inadequate emergency access?

Determination: Less Than Significant Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project would result in a new commercial use which would increase the need for emergency access to-and-from the site. Adequate emergency access would be provided to the Project site from

Ben Nevis Boulevard. During the course of the preliminary review of the Project, the Project's transportation design was reviewed by the City's Engineering Department, County Fire Department, and County Sheriff's Department to ensure that adequate access to and from the site would be provided for emergency vehicles.

With the adherence to mandatory requirements for emergency vehicle access, impacts would be less than significant and no mitigation measures are required.

3.16(f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Determination: No Impact.

Source: General Plan Circulation Element, Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Riverside Transit Agency, a public transit agency serves the region and the City of Jurupa Valley. In addition, the Project is not proposing to construct any improvements would interfere with any future bus service. As such, the Project as proposed will not conflict with an applicable plan, ordinance or policy applying to transit services. Impacts would be less than significant and no mitigation would be required.

3.17 TRIBAL CULTURAL RESOURCES

<i>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>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?				■
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?		■		

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

Determination: No Impact.

Source: Phase I Cultural Resources Assessment (Appendix C).

Based on the *Phase I Cultural Resources Assessment* prepared for the proposed Parcels 1, 2, 3 and 4 (Appendix C), no historically significant buildings, structures, objects, or sites were observed on the Project site. Nearly the entire Project site is has been heavily disturbed from agricultural activities and grading.

Based on the *Phase I Cultural Resources Investigation (Appendix C)* prepared for proposed Parcels 1, 2, 3 and 4, these parcels were found to be clear of any evidence of historic resources. Since no development is proposed on proposed Parcels 5 and 6, the subdividing of these parcels will not impact a historic resource. There is no impact and no mitigation is required. (Also refer to analysis under *Cultural Resources*, Issue 3.5(a).

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

Determination: Potentially Significant Impact With Mitigation Incorporated.

Source: AB 52 Consultation.

Impact Analysis

On July 1, 2015 AB 52 (Gatto, 2014) went into effect. AB 52 established “Tribal Cultural resources” as a resource subject to CEQA review. Tribal Cultural Resources are either of the following:

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

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

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

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

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

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

- Gabrieleño Band of Mission Indians – Kizh Nation
- Soboba Band Luiseño Indians
- Torres Martinez Band of Cahuilla Indians.

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

Mitigation Measures (MM)

MM- TCR-1: Native American Monitoring, Treatment of Discoveries, and Disposition of Discoveries.

MONITORING:

Prior to the issuance of a grading permit for any parcel proposed by TPM 37483, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 process. The applicant shall coordinate with the Tribe to develop a Tribal Monitoring Agreement(s). A copy of the agreement shall be provided to the Jurupa Valley Planning Department prior to the issuance of a grading permit.

TREATMENT OF DISCOVERIES:

If a significant tribal cultural resource is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). A representative of the appropriate Native American Tribe(s), the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented to protect the identified tribal cultural resources from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the tribal cultural resources in accordance with current professional archaeology standards. The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery and shall require that all recovered artifacts undergo basic field analysis and documentation or laboratory analysis, whichever is appropriate. At the completion of the basic field analysis and documentation or laboratory analysis, any recovered tribal cultural resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the City of Jurupa Valley. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Jurupa Valley Planning Department, the Eastern Information Center, and the appropriate Native American Tribe.

DISPOSITION OF DISCOVERIES:

In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project. The following procedures will be carried out for treatment and disposition of the discoveries:

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

- a) A fully executed reburial agreement with the appropriate culturally affiliated Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed.*
- b) A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.*
- c) If more than one Native American Group is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center by default.*

d) Should reburial of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Jurupa Valley Planning Department. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

With implementation of Mitigation Measure TCR-1, impacts will be less than significant.

3.17 UTILITIES AND SERVICE SYSTEMS

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			■	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			■	
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			■	
d. Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?			■	
e. Result in a determination by the wastewater treatment provider, which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?			■	
f. Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?			■	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			■	

3.17(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Determination: Less Than Significant Impact.

Source: Jurupa Community Services District, 2015 UWMP..

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Wastewater collection services would be provided to the Project site by the Jurupa Community Services District ("District"). Wastewater generated by any development proposed on the Project site will be collected and conveyed through wastewater conveyance facilities (trunk sewer, lift station, and force main) to the Riverside Water Quality Control Plant (RWQCP), which is located on Acorn Street in the City of Riverside. The RWQCP is required to operate its treatment facility in accordance with the waste treatment and discharge standards and requirements set forth by the Santa Ana Regional Water Quality Control Board. The proposed Project would not install or utilize septic systems or alternative wastewater treatment systems; therefore, the Project would have no potential to exceed the applicable wastewater treatment requirements established by the Santa Ana Regional Water Quality Control Board. Accordingly, impacts would be less than significant.

3.17(b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Determination: Less Than Significant Impact.

Sources: Jurupa Community Services District, Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Water and sewer service to the Project site will be provided by the Jurupa Community Services District.

Water:

There is a 6-inch diameter waterline in Ben Nevis Boulevard. In order to provide water service to the Project site 2,350 linear feet of 8-inch diameter waterline is required in Ben Nevis Boulevard and Avon Street in order to meet the 1,500 gpm fire flow demand conditions. The CEQA analysis assumes that the waterline(s) will be constructed within the improved right-of-way of both Ben Nevis Boulevard and Avon Street.

Sewer:

There are two feasible options for providing sewer service to the Project site: 1) from Avon Street, or 2) from Kenneth Way. The waterline(s) will be constructed within the improved right-of-way of both Ben Nevis Boulevard and Avon Street. The CEQA analysis assumes that the sewer line will be constructed within the improved right-of-way of either Avon Street or Kenneth Way.

The installation of water and sewer lines in the locations as described above are evaluated throughout this Initial Study Checklist. In instances where impacts have been identified, Plans, Policies, Programs (PPP), Project Design Features (PDF), or Mitigation Measures (MM) are required

to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this Initial Study Checklist would not be required.

3.17(c) *Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Determination: Less Than Significant Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Development of the commercial facility on proposed Parcels 1 and 2 will have one drainage management areas (DMA's). DMA-1 is the drainage area approximately 1.40 acres in size, consisting of building roof, parking stalls, walkway and landscape area. This area drains to the proposed concrete gutter leading to proposed catch basins along the south side of the site. Runoff will be collected and conveyed to the proposed underground infiltration galleries where it stores the excess volume generated by the development. Since no development is proposed on Parcels, 4, 5 and 6, no drainage facilities will be constructed on these parcels.

The construction of the on-site drainage facilities on proposed Parcels 1 and 2 would result in physical impacts to the surface and subsurface of these. These impacts are part of the Project's construction phase and are evaluated in the appropriate sections of this Initial Study Checklist. In any instances where impacts have been identified, Plans, Policies, Programs (PPP), Project Design Features (PDF), or Mitigation Measures are required to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this Initial Study Checklist would not be required

3.17(d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Determination: Less Than Significant Impact.

Source: Jurupa Community Services District 2015 UWMP.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Water service would be provided to the Project site by the Jurupa Community Services District ("District"). According to the District's *2015 Urban Water Management Plan*, the District relies predominantly on groundwater and desalinated brackish groundwater from the Chino Groundwater Basin. According to the *2015 Urban Water Management Plan*, the District has 16 wells, 8 booster stations, and 15 reservoirs with 53.7 Million gallons of capacity. In order to ensure a continuing supply of good quality water for current citizens and also future development, the District participates in a Joint Powers Authority with other neighboring water purveyors, called the Chino Desalter Authority.

Since no development is proposed on proposed Parcels 3, 4, 5 and 6, the subdividing of these parcels will not create a demand for water use until such time future development is proposed.

The commercial facility on proposed Parcels 1 and 2 consists of the construction of a 2,900 sq.ft. gas station canopy; a 4,500 sq.ft. convenience store; a 2,100 sq.ft. office above the convenience store; and a 2,500 sq.ft. pad for future drive-thru restaurant. Water use for the development of the proposed commercial facility was estimated by using The California Emissions Estimator Model (CalEEMod). CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model can be used to estimate water usage for analysis in CEQA documents. CalEEMod provides data on the amount of water in gallons used indoors and outdoors for land use subtype (e.g. the commercial facility).

Based on water usage obtained from CalEEMod, the commercial facility is anticipated to have an indoor water demand of 1.21 million gallons per year, and an outdoor water demand of 0.45 million gallons per year. The total annual water use would be 1.66 million gallons per year, which equates to 5.09 acre feet per year. The commercial facility's water demand equates to 0.07 percent of the District's anticipated increase in demand by 2020. In addition, the commercial facility's water demand would be within the volume of water supply that is identified in the *2015 Urban Water Management Plan*. Thus, sufficient water supplies available to serve the commercial facility from existing entitlements and resources; and new or expanded entitlements would not be needed. Impacts would be less than significant.

The District's water supply exceeds the maximum day demand projected for the next five years. However, the District continues to develop additional water supply resources that are currently budgeted to meet the District's water demands.

The District issued a "Will Serve" letter dated July 9, 2018. The Will Serve letter does not guarantee that the District will provide water to serve the overall Project site, but rather is an indicator that the District has the potential to provide water provided that fees are paid and water improvements are constructed per the District's standards.

Based on the above analysis, impacts are less than significant.

3.17(e) *Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?*

Determination: Less Than Significant Impact.

Source: Jurupa Community Services District. 2105 UWMP

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Sanitary sewer service to the Project site would be provided by the Jurupa Community Services District ("District"). The District's sewer system is centered on the regional approach to treatment as a cost-effective way to treat wastewater. The District has over 387 miles of collection pipelines and the vast majority of flow is collected and transmitted by gravity flow. For situations where gravity flow was unattainable, pressure systems were utilized with lift stations and pumps. Wastewater from the Project will be delivered to the District's Regional Lift Station which pumps wastewater to the City of Riverside Water Quality Control Plant (RWQCP which is located on Acorn Street in the City of Riverside.

The current capacity of the RWQCP is 40 million gallons per day (approximately 123 acre-feet per day). The District is currently in the early planning stages for construction of additions to the plant. Quantities of wastewater collected and conveyed by the District to the RWQCP in 2015 was 2,212 AF/yr. The quantities projected to be conveyed by District and treated by the City of Riverside over the next 25 years are: 2,290 AF/yr in 2020; 2,310 AF/yr in 2025; 2,320 AF/yr in 2030; 2,330 AF/yr in 2035; and 2,350 SF/yr in 2040.

Since no development is proposed on proposed Parcels 3, 4, 5 and 6, the subdividing of these parcels will not create a demand for wastewater service.

The commercial facility on proposed Parcels 1 and 2 consists of the construction of a 2,900 sq.ft. gas station canopy; a 4,500 sq.ft. convenience store; a 2,100 sq.ft. office above the convenience store; and a 2,500 sq.ft. pad for future drive-thru restaurant. Wastewater use for the development of the proposed commercial facility was estimated by using The California Emissions Estimator Model (CalEEMod). CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model can be used to estimate water usage for analysis in CEQA documents. CalEEMod provides data on the amount of water in gallons used indoors and outdoors for land use subtype (e.g. the commercial facility).

The indoor water is also used to estimate the amount of wastewater generated. The commercial facility is anticipated to have an indoor water demand of 1.21 million gallons per year which includes wastewater. Assuming (a maximum) that all the water is discharged to the sewer system, the increase in wastewater from the proposed Project would be 3.68 AF (acre feet per year), which is within the operational capacity of the wastewater treatment plant. The capacity of existing wastewater treatment plant would be able to accommodate this increase within the existing

capacity. Therefore, implementation of the proposed Project would not result in impacts related to wastewater treatment provider capacity, and impacts would be less than significant.

Based on the above analysis, impacts are less than significant.

3.17(f) *Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?*

Determination: Less Than Significant Impact.

Sources: Riverside County Waste Management, Cal Recycle Facility/Site Summary Details,

Plans, Policies, or Programs (PPP)

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

- PPP 3.17-1 The Project shall comply with Section 4.408 of the *2013 California Green Building Code Standards*, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Jurupa Valley shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa shall review and verify the Contractor's documentation that confirms the volumes and types of wastes that were diverted from landfill disposal, in accordance with the approved construction waste management plan.

Project Design Features (PDF)

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

Impact Analysis

Since no development is proposed on proposed Parcels 3, 4, 5 and 6, the subdividing of these parcels will not generate solid waste.

Construction Related Impacts

Waste generated during the construction of the commercial facility on proposed Parcels 1 and 2 would primarily consist of discarded materials from the construction of driveways, common areas, infrastructure installation, and other project-related construction activities. Solid waste generated in Jurupa Valley is transported to the Agua Mansa Transfer Station and Material Recovery Facility at 1830 Agua Mansa Road. From there, recyclable materials are transferred to third-party providers, and waste materials are transported to various landfills in Riverside County, including the Badlands Sanitary Landfill and the El Sobrante Landfill.

According to the Cal Recycle Facility/Site Summary Details website accessed on July 18, 2018, these landfills receive well below their maximum permitted daily disposal volume and demolition and construction waste generated by the Project is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Furthermore, none of these regional landfill facilities are expected to reach their total maximum permitted disposal capacities during the

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

Operational Related Impacts

The California Emissions Estimator Model (CalEEMod) is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential air quality criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model can also be used to estimate solid waste generation rates for various types of land uses for analysis in CEQA documents... Waste disposal rates by land use and overall composition of municipal solid waste in California is primarily based on CalRecycle data.

The commercial facility on proposed Parcels 1 and 2 consists of the construction of a 2,900 sq.ft. gas station canopy; a 4,500 sq.ft. convenience store; a 2,100 sq.ft. office above the convenience store; and a 2,500 sq.ft. pad for future drive-thru restaurant. Based on solid waste generation usage obtained from CalEEMod, the commercial facility would generate approximately 192 pounds of waste per day, or 35.05 tons of waste per year.

According to the Cal Recycle Facility/Site Summary Details website accessed on March 28, 2018, the Badlands Sanitary Landfill has a permitted disposal capacity of 4,000 tons per day with a remaining capacity of 15,748,799 cubic yards. The Badlands Sanitary Landfill is estimated to reach capacity, at the earliest time, in the year 2022. The El Sobrante Landfill is has a permitted disposal capacity of 16,034 tons per day with a remaining capacity of 145,530,000 tons. The El Sobrante Landfill is estimated to reach capacity, at the earliest time, in the year 2045.

Solid waste generated during long-term operation of the Project would be disposed at the Badlands Sanitary Landfill and/or the El Sobrante Landfill. During long-term operation, the Project's solid waste generation of 192 pounds per day would represent a minimal amount of the daily permitted disposal capacity at the Badlands Sanitary Landfill and the El Sobrante Landfill.

The Project is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Because the Project would generate a relatively small amount of solid waste per day, as compared to the permitted daily capacities for Badlands Sanitary Landfill and the El Sobrante Landfill, these regional landfill facilities would have sufficient daily capacity to accept solid waste generated by the Project.

Based on the above analysis, impacts are less than significant.

3.17(g) Comply with federal, state, and local statutes and regulations related to solid waste?

Determination: Less Than Significant Impact.

Sources: California Assembly Bill 939 (Sher), Riverside County Waste Resources Management District, Riverside County Integrated Waste Management Plan, Riverside County Waste Management Department, Solid Waste System Study Report, Waste Management "El Sobrante Landfill"

Plans, Policies, or Programs (PPP)

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

- PPP 3.17-1 The Project shall comply with Section 4.408 of the 2013 California Green Building Code Standards, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Jurupa Valley shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa shall review and verify the Contractor's documentation that confirms the volumes and types of wastes that were diverted from landfill disposal, in accordance with the approved construction waste management plan.

Project Design Features (PDF)

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

Impact Analysis

Since no development is proposed on proposed Parcels 3, 4, 5 and 6, the subdividing of these parcels will not generate solid waste.

Construction Related Impacts

Waste generated during the construction of the commercial facility would primarily consist of discarded materials from the construction of driveways, common areas, infrastructure installation, and other project-related construction activities. According to the Riverside County Waste Management Department, solid waste generated within the City of Jurupa Valley is deposited at the Badlands Sanitary Landfill and the El Sobrante Landfill.

According to the Cal Recycle Facility/Site Summary Details website accessed on March 28, 2018, these landfills receive below their maximum permitted daily disposal volume and demolition and construction waste generated by the Project is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Furthermore, none of these regional landfill facilities are expected to reach their total maximum permitted disposal capacities during the construction period for the commercial facility. As such, these regional landfill facilities would have sufficient daily capacity to accept construction solid waste generated by the Project.

Operational Related Impacts

The California Integrated Waste Management Act established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the Act established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of California Integrated Waste Management Act and its diversion mandates.

The commercial facility operator (s) would be required to coordinate with the waste hauler to develop collection of recyclable materials for the commercial facility on a common schedule as set forth in applicable local, regional, and State programs. Recyclable materials that would be recycled by the commercial facility include paper products, glass, aluminum, and plastic.

Additionally, the commercial facility's waste hauler would be required to comply with all applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the landfills that serve the commercial facility are reduced in accordance with existing regulations.

Based on the above analysis, impacts are less than significant.

3.19 MANDATORY FINDINGS OF SIGNIFICANCE

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		■		
b. Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		■		
c. Does the Project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		■		

Impact Analysis

3.19(a) Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: This Initial Study Checklist.

Impact Analysis

As noted in the analysis throughout this Initial Study Checklist, the following apply to the Project and would reduce impacts relating to this issue. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

Plans, Policies, or Programs (PPP)

All Plans, Policies, or Programs pertaining to Biological Resources and Cultural Resources shall apply.

Project Design Features (PDF)

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

Mitigation Measures (MM)

BIO-1, CR-1 through CR-2, and TCR-1 shall apply.

In instances where impacts have been identified, the Plans, Policies, or Programs were applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduces environmental impacts, or Mitigation Measures are required to reduce impacts to less than significant levels. Therefore, Project does not have impacts which would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

3.19(b) *Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: This Initial Study Checklist.

Impact Analysis

As noted in the analysis throughout this Initial Study Checklist, the following apply to the Project and would reduce impacts relating to this issue. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

Plans, Policies, or Programs (PPP)

All Plans, Policies, or Programs (PPP) identified in this Initial Study Checklist document shall apply.

Project Design Features (PDF)

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

Mitigation Measures (MM)

BIO-1, CR-1, CR-2, and TCR-1 shall apply.

In instances where impacts have been identified, the Plans, Policies, or Programs were applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduces environmental impacts, or Mitigation Measures are required to reduce impacts to less than significant levels. Therefore, Project does not have impacts that are cumulatively considerable.

3.19(c) Does the Project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?

Determination: Less Than Significant Impact.

Source: This Initial Study Checklist.

Impact Analysis

As noted in the analysis throughout this Initial Study Checklist, the following apply to the Project and would reduce impacts relating to this issue. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

Plans, Policies, or Programs (PPP)

All Plans, Policies, or Programs pertaining to Aesthetics, Agriculture and Forestry Resources, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Transportation/Traffic, and Utility and Service Systems shall apply.

Project Design Features (PDF)

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

Mitigation Measures (MM)

NOI-1 shall apply.

In instances where impacts have been identified, the Plans, Policies, or Programs were applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduces environmental impacts. Therefore, Project does not have impacts which would cause substantial adverse effects on human beings, either directly or indirectly.

4.0 REFERENCES

California Environmental Quality Act (CEQA) Guidelines. http://opr.ca.gov/m_ceqa.php

California Environmental Quality Act (CEQA) Air Quality Handbook.
http://opr.ca.gov/m_ceqa.php

City of Jurupa Valley General Plan, 2017 www.jurupavalley.org

City of Jurupa Valley General Plan EIR, 2017 www.jurupavalley.org

California Department of Toxic Substances Control, www.dtsc.ca.gov

Countywide Integrated Waste Management Plan www.rivcowom.org

Flood Insurance Rate Maps, Federal Emergency Management Agency, <https://msc.fema.gov>

South Coast Air Quality Management District,
www.aqmd.gov.

South Coast Air Quality Management District, Final 2016 Air Quality Management
Plan www.aqmd.gov

Western Riverside County Multiple Species Habitat Conservation Plan.
<http://www.rctlma.org/mshcp/>

Western Riverside Council of Governments Subregional Climate Action Plan, September 2014.
<http://www.wrcog.cog.ca.us/community/sustainability>

5.0 REPORT PREPARATION PERSONNEL

LEAD AGENCY:

City of Jurupa Valley
Planning Department
8930 Limonite Avenue
Jurupa Valley, Ca 92509

Ernest Perea, CEQA Administrator
Rocio Lopez, Senior Planner

6.0 MITIGATION MONITORING REPORTING PROGRAM

PROJECT NAME: Shield Tech, LLC Chevron Station Project (MA 17245)

DATE: August 16, 2018

PROJECT MANAGER: Rocio Lopez, Senior Planner

PROJECT DESCRIPTION: The Project involves the following components:

- A. Conditional Use Permit (CUP) No. 17004:** 2,900 sq.ft. Gas Station Canopy (Chevron); 4,500 sq.ft. c-store; 2,100 sq.ft. office above c-store; 2,500 sq.ft. pad for future drive-thru restaurant.
- B. Tentative Parcel Map (TPM) No. 37483:** Subdivide 5.36 acres into six (6) parcels. Parcel Nos. 1 and 2 will accommodate the development of the gas station, c-store, and future drive-thru restaurant. Parcel Nos. 3, 4, 5 and 6 are for financing purposes only and no development is proposed at this time nor in the foreseeable future.
- C. Public Convenience or Necessity (PCN) No. 18001:** According to the Alcoholic Beverage Control Board, there are five (5) existing off-sale licenses within the census tract that the Project is located in. As there is an over concentration of licenses, the City must issue a PCN Determination if alcoholic beverages are to be sold on the premises for off-site consumption.

PROJECT LOCATION: The Project is located on the northwest corner of the intersection of Pedley Road and Ben Nevis Boulevard. The Project site is identified by the following Assessor Parcel Numbers: 169-031-001 thru 169-031-006; 169-031-008; 169-032-002 and 169-032-004.

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

- ***Plans, Policies, or Programs (PPP)*** – These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduce environmental impacts.
- ***Mitigation Measures (MM)*** – These measures include requirements that are imposed where the impact analysis determines that implementation of the proposed Project would result in significant impacts; mitigation measures are proposed in accordance with the requirements of CEQA.

Plans, Policies, or Programs (PPP) were assumed and accounted for in the assessment of impacts for each issue area. Mitigation Measures were formulated only for those issue areas where the results of the impact analysis identified significant impacts. All three types of measures described above will be required to be implemented as part of the Project.

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
AESTHETICS			
PPP 3.1-1 As required by Municipal Code Section 9.125.040 (3) (a) (b) (c), structures shall not exceed 40 feet at the yard setback line; buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 9.240.370 of the Municipal Code; structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 9.240.370 of the Municipal Code.	Planning Department	Prior to the issuance of building permits	
PPP 3.1-2 All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106 or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.	Planning Department	Prior to the issuance of building permits	
PDF 3.1-1 As described in the Project Description submitted by CJC Design Inc. dated October 23, 2017, LED lighting is to be installed under the canopy, which is IDA approved Dark-Sky Friendly.	Planning Department	Prior to the issuance of building permits	
PDF 3.1-2 As required by the building elevations submitted as part of the application materials for MA 17245 the primary exterior of the proposed buildings will consist of batt and board siding, vinyl siding, wood trim, and tempered glass with glazing.			
AIR QUALITY			
PPP 3.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.	Engineering Department	During grading	
PPP 3.3-2 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 "PM10 Emissions from Paved and Unpaved Roads and Livestock Operations" and Rule 1186.1, "Less-Polluting Street Sweepers." Adherence to Rules 1186 and 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.	Building & Safety Department	During construction	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 3.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 <i>"Nuisance."</i> Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.	Building & Safety Department Engineering Department Planning Department	During construction and on-going	
PPP 3.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 <i>"Nuisance."</i> Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.	Planning Department	On-going	
PPP 3.3-5 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 <i>"Nuisance."</i> Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.			
BIOLOGICAL RESOURCES			
PPP 3.4-1 The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) as required by Municipal Code Chapter 3.80.	Planning Department	Prior to the issuance of a grading permit	
<p>MM-BIO-1: Pre-Construction Burrowing Owl Survey. Within 30 calendar days prior to grading on proposed Parcels 1, 2, 3 and 4 of TPM 37483, a qualified biologist shall conduct a survey of the proposed impact footprint and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Jurupa Valley Planning Department prior to the issuance of a grading permit and subject to the following provisions:</p> <ul style="list-style-type: none"> a. In the event that the pre-construction survey identifies no burrowing owls in the impact area, a grading permit may be issued without restriction. b. In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owl, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing 	Planning Department	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife relocation protocol. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow California Department of Fish and Wildlife relocation protocol. The biologist shall confirm in writing to the Planning Department that the species has fledged or been relocated prior to the issuance of a grading permit.</p>			
CULTURAL RESOURCES			
<p>MM-CR-1: Paleontological Monitoring. A qualified paleontologist (the “Project Paleontologist”) shall be retained by the developer prior to the issuance of a grading permit. The Project Paleontologist will be on-call to monitor ground-disturbing activities and excavations on the proposed Parcels 1,2,3 and 4 of TPM 37483 following identification of potential paleontological resources by project personnel. If paleontological resources are encountered during implementation of the Project on proposed Parcels 1, 2, 3 and 4 of TPM 37483, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Paleontologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-4 shall apply.</p>	<p>Engineering Department</p>	<p>During grading</p>	
<p>MM-CR-2: Paleontological Treatment Plan. If a significant paleontological resource(s) is discovered on proposed Parcels 1, 2, 3 and 4, in consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.</p>	<p>Planning Department</p>	<p>Prior to the issuance of an occupancy permit or as otherwise determined by the Planning Director</p>	
GEOLOGY AND SOILS			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 3.6-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the <i>California Building Code</i> to preclude significant adverse effects associated with seismic hazards.	Building & Safety Department	Prior to the issuance of building permits	
PPP's 3.91-1 through PPP 3.9-4 in Section 3.9, <i>Hydrology and Water Quality</i> shall apply.	Engineering Department	Prior to the issuance of a grading permit and during operation	
GREENHOUSE GAS EMISSIONS			
PPP 3.7-1 As required by Municipal Code Section 8.05.010, <i>California Energy Code</i> , prior to issuance of a building permit, the Project Applicant shall submit showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Building Code Title 24 requirements.	Building & Safety Department	Prior to the issuance of building permits	
PPP 3.7-2 As required by Municipal Code Section 9.283.010, <i>Water Efficient Landscape Design Requirements</i> , prior to the approval of landscaping plans, the Project proponent shall prepare and submit landscape plans that demonstrate compliance with this section.	Building & Safety Department	Prior to the issuance of building permits	
PPP 3.7-3 As required by Municipal Code Section 8.05.010 (8), the Project proponent shall comply with the <i>California Green Building Standards</i> .	Building & Safety Department	Prior to the issuance of building permits	
HYDROLOGY AND WATER QUALITY			
PPP 3.9-1 As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section B (1)</i> , any person performing construction work in the city shall comply with the provisions of this chapter, and shall control storm water runoff so as to prevent any likelihood of adversely affecting human health or the environment. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer.	Engineering Department	Prior to the issuance of grading permits	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>PPP 3.9-2 As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section B (2)</i>, any person performing construction work in the city shall be regulated by the State Water Resources Control Board in a manner pursuant to and consistent with applicable requirements contained in the General Permit No. CAS000002, State Water Resources Control Board Order Number 2009-0009-DWQ. The city may notify the State Board of any person performing construction work that has a non-compliant construction site per the General Permit.</p>	<p>Engineering Department</p>	<p>Prior to the issuance of grading permits and during construction</p>	
<p>PPP 3.9-3 As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section C</i>, new development or redevelopment projects shall control storm water runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer. The BMPs may include, but are not limited to, the following and may, among other things, require new developments or redevelopments to do any of the following:</p> <p>(1) Increase permeable areas by leaving highly porous soil and low lying area undisturbed by:</p> <ul style="list-style-type: none"> (a) Incorporating landscaping, green roofs and open space into the project design; (b) Using porous materials for or near driveways, drive aisles, parking stalls and low volume roads and walkways; and (c) Incorporating detention ponds and infiltration pits into the project design. <p>(2) Direct runoff to permeable areas by orienting it away from impermeable areas to swales, berms, green strip filters, gravel beds, rain</p>	<p>Engineering Department</p>	<p>Prior to the issuance of grading permits and during operation</p>	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>gardens, pervious pavement or other approved green infrastructure and French drains by:</p> <p>(a) Installing rain-gutters oriented towards permeable areas;</p> <p>(b) Modifying the grade of the property to divert flow to permeable areas and minimize the amount of storm water runoff leaving the property; and</p> <p>(c) Designing curbs, berms or other structures such that they do not isolate permeable or landscaped areas.</p> <p>(3) Maximize storm water storage for reuse by using retention structures, subsurface areas, cisterns, or other structures to store storm water runoff for reuse or slow release.</p> <p>(4) Rain gardens may be proposed in-lieu of a water quality basin when applicable and approved by the City Engineer.</p>			
<p>PPP 3.9-4 As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section E</i>, any person or entity that owns or operates a commercial and/or industrial facility(s) shall comply with the provisions of this chapter. All such facilities shall be subject to a regular program of inspection as required by this chapter, any NPDES permit issued by the State Water Resource Control Board, Santa Ana Regional Water Quality Control Board, Porter-Cologne Water Quality Control Act (Wat). Code Section 13000 et seq.), Title 33 U.S.C. Section 1251 et seq. (Clean Water Act), any applicable state or federal regulations promulgated thereto, and any related administrative orders or permits issued in connection therewith.</p>	Engineering Department	During operation	
NOISE			
<p>PPP 3.12-1 As required by Municipal Code Section 11.05.020 (9), private construction projects located within one-quarter (¼) of a mile from an inhabited dwelling shall not perform construction between the hours of six (6:00) p.m. and six (6:00) a.m. during the months of June through September and between the</p>	Building & Safety Department	Prior to the issuance of a building permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>hours of six (6:00) p.m. and seven (7:00) a.m. during the months of October through May.</p>			
<p>PPP 3.12-2 As required by Jurupa Valley Municipal Code Section 11.05.040, no person shall create any sound, or allow the creation of any sound, on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards set forth in Table 1 of this section or that violates the special sound source standards set forth in Section 11.05.060.</p>	<p>Building & Safety Department</p>	<p>During operation</p>	
<p><u>Mitigation Measure NOI-1-Construction Noise Mitigation Plan.</u> Prior to the issuance of a grading permit for Conditional Use Permit No. 17004, the developer is required to submit a construction-related noise mitigation plan to the City Planning Department for review and approval. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project. In addition, the plan shall require that the following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.</p> <p>“a) Haul truck deliveries shall be limited to between the hours of 6:00am to 6:00pm during the months of June through September and 7:00am to 6:00pm during the months of October through May.</p> <p>b) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers’ standards.</p> <p>c) All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receptors adjacent to the Project site.</p> <p>d) Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receptors.”</p>	<p>Planning Department</p>	<p>Prior to the issuance of a grading permit</p>	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PUBLIC SERVICES			
PPP 3.14-1 The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.	Fire Department	Prior to issuance of a building permit or occupancy permit	
PPP 3.14-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.	Building & Safety Department	Per Municipal Code Chapter 3.75	
PPP 3.14-3 Prior to the issuance of any building permit, the Project Applicant shall pay required development impact fees to the Jurupa Unified School District following protocol for impact fee collection.	Building & Safety Department	Prior to the issuance of building permits	
PPP 3.14-4 Prior to the issuance of any building permit, the Project Applicant shall pay required park development impact fees to the Jurupa Area Recreation and Park District pursuant to District Ordinance No. 01-2007 and 02-2008.	Building & Safety Department	Prior to the issuance of building permits	
TRANSPORTATION/TRAFFIC			
PPP 3.16-1 Prior to the issuance of any building permit, the Project Proponent shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF), and the City of Jurupa Valley Development Impact Fee (DIF).	Building & Safety Department	Prior to the issuance of building permits	
PPP 3.16-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee to assist the City in providing revenue that the City can use to fund transportation improvements such as roads, bridges, major improvements and traffic signals.	Building & Safety Department	Prior to the issuance of building permits	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>Mitigation Measure TR-1- Roadway Improvements: Prior to the issuance of an occupancy permit for Conditional Use Permit No. 17004, the applicant shall participate in the funding or construction of the improvements listed below that are needed to serve cumulative traffic conditions through the payment of the Transportation Uniform Mitigation Fees (TUMF) and City of Jurupa Valley Development Impact Fees (DIF) and a fair share contribution.</p> <p>Project Specific Intersection Mitigation:</p> <p><u>Intersection of West Project Driveway (NS) and Ben Nevis Boulevard (EW):</u></p> <p>Modify geometries to provide:</p> <ul style="list-style-type: none"> • NB: N/A (Future Property Access Driveway). • SB: one shared LT/TH/RT lane. • EB: one LT lane, one TH lane. • WB: one LT lane, one TH lane. <p>Note: Future NB driveway to accommodate future development on south side of Ben Nevis Blvd.</p> <p><u>Intersection of East Project Driveway (NS) and Ben Nevis Boulevard (EW):</u></p> <p>Modify geometries to provide:</p> <ul style="list-style-type: none"> • NB: N/A. • SB: one inbound RT lane. • EB: one shared TH/RT lane. • WB: one TH lane. <p>Note: Raised median to be installed on Ben Nevis Blvd.</p> <p><u>Intersection of Pedley Road (NS) and Ben Nevis Boulevard (EW):</u></p> <p>Install geometries to provide:</p>	<p>Engineering Department</p>	<p>Prior to the issuance of an occupancy permit</p>	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<ul style="list-style-type: none"> • NB: one LT lane, one TH lane. • SB: one TH lane, one RT lane. • EB: one LT lane, one RT lane. • WB: N/A. <p>Note: Project to pay for full cost to install curb return in ultimate location in NW quadrant of the intersection and roadway width on Ben Nevis Blvd to accommodate future dual WB LT turn lanes and one RT lane. In addition, Project fair share = 5 percent of \$250,000 future improvements on Pedley Road including signalization and northbound roadway widening.</p> <p>Fair-Share Intersection Improvements:</p> <p><u>Intersection of Pedley Road (NS) and SR60 WB Ramps (EW):</u></p> <p>Install geometries to provide:</p> <ul style="list-style-type: none"> • NB: one LT lane, one TH lane. • SB: one TH lane, one RT lane. • EB: N/A. • WB: one LT lane, one RT lane. <p>Note: Includes future traffic signal. Project share = 5 percent of \$250,000.</p> <p><u>Intersection of Pedley Road (NS) and SR60 EB Ramps (EW):</u></p> <p>Install geometries to provide:</p> <ul style="list-style-type: none"> • NB: one TH lane, one RT lane. • SB: one LT lane, one TH lane. • EB: one LT lane, one RT lane. • WB: N/A. <p>Note: Includes future traffic signal. Project share = 5 percent of \$250,000.</p>			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p><u>Intersection of Pedley Road (NS) and Bravo Estates Entrance (EW):</u></p> <p>Install geometries to provide:</p> <ul style="list-style-type: none"> • NB: one LT lane, one TH lane, one RT lane. • SB: one LT lane, one shared TH/RT lane. • EB: one shared LT/TH/RT lane. • WB: one shared LT/TH/RT lane. <p>Project share = 5 percent of \$250,000.</p> <p><u>Intersection Pedley Road (NS) and Mission Boulevard (EW):</u></p> <p>Install geometries to provide:</p> <ul style="list-style-type: none"> • NB: one LT lane, one TH lane, one shared TH/RT lane. • SB: one LT lane, one TH lane, one shared TH/RT lane. • EB: one LT lane, two TH lanes, one RT lane. • WB: one LT lane, one TH lane, one shared TH/RT lane. <p>Note: Modify existing traffic signal and add SB TH lane. Project share = 4 percent of \$100,000.</p>			
TRIBAL CULTURAL RESOURCES			
<p><u>MM- TCR-1: Native American Monitoring, Treatment of Discoveries, and Disposition of Discoveries.</u></p> <p>MONITORING:</p> <p>Prior to the issuance of a grading permit for any parcel proposed by TPM 37483, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 process. The applicant shall coordinate with the Tribe to develop a Tribal Monitoring Agreement(s). A copy of the agreement shall be provided to the</p>	<p>Planning Department Engineering Department</p>	<p>Prior to the issuance of a grading permit and during grading</p>	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>Jurupa Valley Planning Department prior to the issuance of a grading permit.</p> <p>TREATMENT OF DISCOVERIES:</p> <p>If a significant tribal cultural resource is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). A representative of the appropriate Native American Tribe(s), the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented to protect the identified tribal cultural resources from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the tribal cultural resources in accordance with current professional archaeology standards. The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery and shall require that all recovered artifacts undergo basic field analysis and documentation or laboratory analysis, whichever is appropriate. At the completion of the basic field analysis and documentation or laboratory analysis, any recovered tribal cultural resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the City of Jurupa Valley. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the Jurupa Valley Planning Department, the Eastern Information Center, and the appropriate Native American Tribe.</p> <p>DISPOSITION OF DISCOVERIES:</p> <p>In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project. The following procedures will be carried out for treatment and disposition of the discoveries:</p>			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to tribal cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Jurupa Valley Planning Department with evidence of same:</p> <p>a) A fully executed reburial agreement with the appropriate culturally affiliated Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed.</p> <p>b) A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.</p> <p>c) If more than one Native American Group is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center by default.</p> <p>d) Should reburial of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Jurupa Valley Planning Department. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.</p>			
UTILITY AND SERVICE SYSTEMS			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>PPP 3.17-1 The Project shall comply with Section 4.408 of the 2013 California Green Building Code Standards, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Jurupa Valley shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa shall review and verify the Contractor's documentation that confirms the volumes and types of wastes that were diverted from landfill disposal, in accordance with the approved construction waste management plan.</p>	<p>Building & Safety Department</p>	<p>Prior to the issuance of building permits</p>	

ATTACHMENT 3

Excerpt of the September 12, 2018
Planning Commission Meeting

EXCERPT OF THE PLANNING COMMISSION MINUTES OF THE SEPTEMBER 12, 2018 MEETING FOR MA17245

6. PUBLIC HEARING

6.1 MASTER APPLICATION (MA) NO. 17245 (CUP17004, PCN18001 & TPM37483) PROPOSED CHEVRON GAS STATION AND CONVENIENCE STORE WITH BEER AND WINE SALE FOR OFF-SITE CONSUMPTION AND FUTURE DRIVE-THRU RESTAURANT PAD AT THE NORTHWEST CORNER OF PEDLEY ROAD AND BEN NEVIS BOULEVARD (APNS: 169-031-001; 169-031-002; 169-031-003; 169-031-004; 169-031-005; 169-031-006; 169-031-00; 169-032-002 & 169-032-004)

Ms. Rocio Lopez, Senior Planner, provided a PowerPoint presentation with an overview of the project site and location. The project site is comprised of nine parcels which will be subdivided into six commercial parcels and developed in 2 phases. The proposal was presented in detail which included a site plan, street improvements, landscaping and architectural style. Ms. Lopez stated the City received an email noting support for the project.

COMMISSION DISCUSSION

- Avon Street access restriction
- Age restriction for alcohol sales
- Prohibit 3 pack containers/language clarification
- Equestrian trails overlay clarification
- Trash enclosures and receptacles
- Traffic signal light on Ben Nevis Blvd. and Pedley Road
- Off-sight parking signage for diesel big rig trucks
- Protection of Survey Monuments
- Modifications of Engineering Conditions 2.1 and 3.1

PUBLIC HEARING OPENED

Ms. Roghayeh Godazandeh owner of Shield Tech, LLC stated she is appreciative of the Commissioners consideration for the project.

Mr. Fred Cohen, Architect, stated there are numerous trash enclosures throughout the facility.

PUBLIC HEARING CLOSED

Commissioner Moore moved, and Chair Hofferber seconded, a motion to adopt Planning Commission Resolution No. 2018-09-12-01 with the modifications as discussed. The motion was approved 5:0

Ayes: Hofferber, Moore, Ruiz, Pruitt, Silva

Noes: None

Abstained: None

Absent: None

ATTACHMENT 4

September 12, 2018 Planning Commission
Staff Report (without Attachments)

City of Jurupa Valley

STAFF REPORT

DATE: SEPTEMBER 12, 2018
TO: CHAIR HOFFERBER AND MEMBERS OF THE PLANNING COMMISSION
FROM: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR
BY: ROCIO LOPEZ, SENIOR PLANNER
SUBJECT: AGENDA ITEM NO. 6.1

MASTER APPLICATION (MA) NO. 17245 (CUP17004, PCN18001 & TPM37483): PROPOSED CHEVRON GAS STATION AND CONVENIENCE STORE WITH BEER AND WINE SALE FOR OFF-SITE CONSUMPTION AND FUTURE DRIVE-THRU RESTAURANT PAD

LOCATION: NORTHWEST CORNER OF PEDLEY ROAD AND BEN NEVIS BOULEVARD / APNS: 169-031-001; 169-031-002; 169-031-003; 169-031-004; 169-031-005; 169-031-006; 169-031-008; 169-032-002 & 169-032-004

APPLICANT: SHIELD TECH, LLC

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2018-09-12-01 1) adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; 2) approving Conditional Use Permit No. 17004; 3) issuing a Determination for Public Convenience or Necessity No. 18001; and 4) approving Tentative Parcel Map No. 37483 to allow a Chevron Gas Station and convenience store with beer and wine sale for off-premise consumption and a future restaurant pad.

PROJECT DESCRIPTION

The Applicant ("Applicant" or "Shield Tech, LLC") has submitted the following applications:

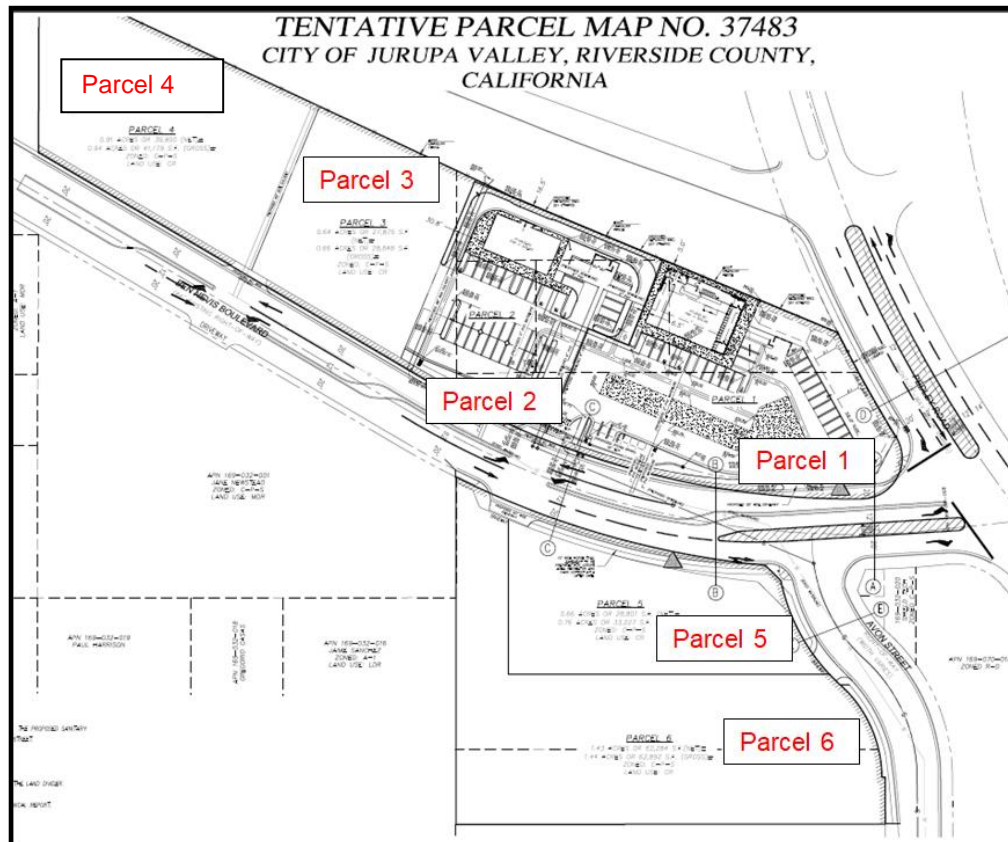
- **Conditional Use Permit (CUP) No. 17004:** Chevron gasoline service station with concurrent sale of beer and wine for off-site consumption and convenience store, including the sale of motor vehicle fuel.
- **Tentative Parcel Map (TPM) No. 37483:** Subdivide nine (9) commercial parcels into six (6) commercial parcels for a combined area of 5.36 acres.
- **Public Convenience or Necessity (PCN) No. 18001:** Sale of alcoholic beverages for off-site consumption in an over concentrated census tract.

Table 1 outlines the existing land use and zoning designations.

TABLE 1: GENERAL PROJECT INFORMATION	
Existing General Plan Land Use Designation	CR (Commercial Retail)
Policy Area	None
Existing Zoning Classification	Scenic Highway Commercial (C-P-S)

The project site is comprised of nine (9) parcels which will be subdivided into six (6) commercial parcels. The development is proposed in two (2) Phases: Phase 1 will be the development of the Chevron gas station, convenience store and office above the convenience store on Parcel 1. Phase 2 is for the future development of a drive-thru restaurant on Parcel 2. Parcels 3, 4, 5 and 6 are for financing purposes only and no development is proposed at this time, see Exhibit 1.

EXHIBIT 1: PARCEL MAP



LOCATION

Parcels 1-4 are located at the northwest corner of Pedley Road and Ben Nevis Boulevard and Parcels 5 & 6 are located at the southeast corner of Ben Nevis Boulevard and Avon Street. The SR-60 Freeway off-ramp is located to the north, Pedley Road to the east, open space to the west and single family residential land uses to the south of the vacant parcels. Existing and surrounding land uses are shown in Table 2.

TABLE 2: EXISTING AND SURROUNDING LAND USES	
Location	Existing Use
Site	Vacant land
North	SR-60 eastbound off-ramp
South	Ben Nevis Blvd. followed by vacant land and single-family residential uses
East	Pedley Road followed by vacant land
West	Vacant land
Source: Field Inspection, May, 2018	

Exhibit 2 provides an aerial view of the project site. Attachment 2 provides Zoning and General Plan Land Use designations of the site and surrounding parcels.

EXHIBIT 2: VICINITY MAP



REQUIRED ENTITLEMENTS

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

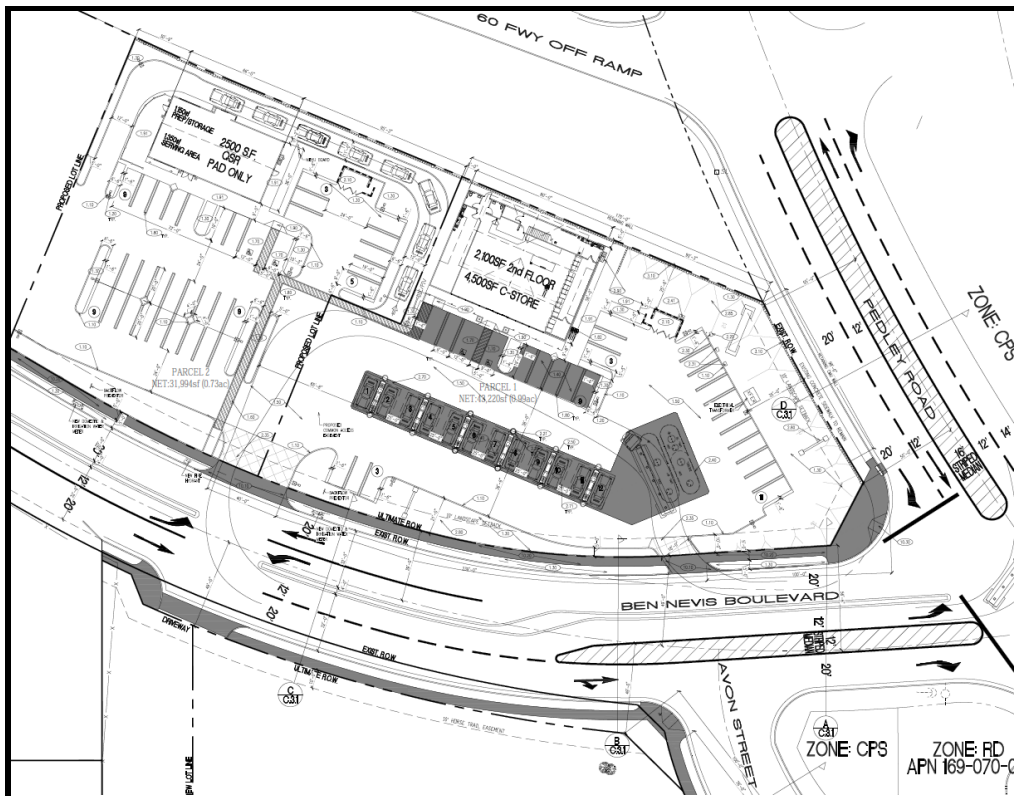
Additionally, the sale of alcoholic beverages for off-premises consumption within a C-P-S zone shall comply with Sec. 9.240.490, Alcoholic Beverage Sales. As the proposed off-sale license is located within an over concentrated census tract, the City must make the findings for a Public Convenience or Necessity per Section 9.240.490.

TPM37483 will be processed per Title 7 (Subdivisions) to accommodate the proposed development, however only Parcel 1 will be developed at this time.

PROPOSAL

Phase 1 is for the proposed Chevron gas station featuring a 2,900 square-foot fueling canopy with 12 fueling positions; a 4,500 square-foot convenience store; and a 2,100 square-foot office on the second floor of the convenience store on Parcel 1. Phase 2 will be for a 2,500 square-foot pad for future drive-thru restaurant on Parcel 2, see Exhibit 3.

EXHIBIT 3: SITE PLAN



The convenience store will offer ancillary food sales such as coffee, prepackaged and prepared pastries, candies, soft drinks, beer, wine, etc. typically offered at convenient stores. Within the convenience store approximately 600 square feet has been dedicated to a future quick service restaurant (QSR) storage and sales. The type of the QSR will be determined in the future. The second floor office space is to be utilized for operation of the facility personnel and managers. The facility will provide vehicle fuel through six (6) fueling dispensers under canopy at the center of the project site.

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

Access and Street Improvements

The site is located just south of the Pedley Road off ramp from the SR-60 Freeway. Access to the site will be provided via two driveways located along Ben Nevis Boulevard. The easterly access will be for ingress purposes only via an 18-foot wide driveway. The westerly access provides full ingress/egress to the site via a 40-foot driveway. Ben Nevis Boulevard adjacent to the Project site is an existing paved two-lane roadway with a raised median and no curbs, gutters, or sidewalks. No additional roadway improvements are proposed except for construction of the new driveway approaches, sidewalks and landscaped parkway per City standards along Ben Nevis Boulevard.

A condition for reciprocal access and parking will be required between Parcels 1 and 2. Additionally, in an effort to encourage future reciprocal access onto the property to the

immediate west (Parcel 3), staff is recommending a condition that requires contiguous access along a portion of the western property line.

The site contains adequate traffic circulation as determined by the Zoning Code and the City's Traffic Engineer. Furthermore, staff circulated the development plans to various internal and external agencies for comment and recommended conditions. Comments from these agencies have been considered and incorporated as modifications and/or conditions to this project as deemed appropriate by Planning staff, including a condition to limit the delivery of fuel to this location during "off-peak" business hours.

Water and Sewer Improvements

There is a 6-inch diameter waterline under the pavement of Ben Nevis Boulevard. In order to provide water service to Parcel Nos. 1 and 2, approximately 2,350 linear feet of 8-inch diameter waterline is required from Ben Nevis Boulevard and Avon Street in order to meet the fire flow demand conditions.

There is no existing sewer line in front of Parcel Nos. 1 and 2. According to the Jurupa Community Services District (JCSD), there are two feasible options for providing sewer service: 1) from Avon Street, or 2) from Kenneth Way. The waterline(s) will be constructed within the improved right-of-way of both Ben Nevis Boulevard and Avon Street. It is assumed that the sewer line will be constructed within the improved right-of-way of either Avon Street or Kenneth Way. The Applicant has obtained a "Will Serve" letter from JCSD, see Attachment 3, for water and sewer service and will be required to construct both the water and sewer lines per JCSD specifications.

Architectural Style

As the subject site is located within the Glen Avon community and prominently adjacent to the SR-60 Freeway and Pedley Road off-ramp, staff worked with the Applicant in designing the project to create a highly attractive rural design to blend with the neighboring community. The convenience store and fueling canopy therefore feature a farm style theme with various building materials typically associated with farm style architecture such as corrugated metal roofing, hard plank siding, faux wood shutters and trimming, brick veneering, and decorative barnlike lighting fixtures. The store and canopy include grey tones, white trim, black shutters and rustic red metal roofing which complement the farm-style theme, see Attachment No. 8.

A new trash enclosure will be built near the convenience store will contain color stucco and design features which will match the new development. Decorative parking lot lighting will be required as well as building mounted lighting fixtures consistent with the architectural theme. Sufficient coverage of lighting will be demonstrated on a Photometric Plan.

Parking

Section 9.240.120 (Off-Street Vehicle Parking) of the zoning code requires that the project provide a minimum of 71 parking spaces based on the following:

1. Convenience store: 1 space /200 sq. ft. of gross floor area
2. Service Station: 4 spaces required
3. Professional Business Office: 1 space/200 sq. ft. of net leasable floor area; and
4. Drive-thru Restaurant: 1 space/45 sq. ft. of serving area; 1 space/2 employees; and stacking for 6 vehicles prior to the menu board

The applicant proposes a total of 61 parking spaces and 12 parking spaces proposed under the fueling canopy for a combined 73 parking spaces.

Per Section 9.240.120 - Off-Street Vehicle Parking, B (5) Special Review of Parking: the Planning Director may reduce the parking requirement otherwise prescribed for any use or combination of uses as part of the review of a development plan including, but not limited to, a plot plan or a conditional use permit. The section requires that the applicant submit a request for the modification of parking standards, including sufficient evidence and documentation, to demonstrate to the Planning Director that unusual conditions warrant the parking reduction.

The Applicant submitted a Special Review of Parking request on August 16, 2018, see Attachment 4, requesting that the Planning Director grant a reduction in parking spaces based on the fact that the majority of the customers shopping at the convenience store are the same customers who will be fueling their cars which are already parked under the canopy. As there are only three (3) employees per shift and the proposed office area will only be utilized by the applicant, staff feels that the 61 provided parking spaces, 12 fueling parking spaces, plus four (4) proposed bike racks, are adequate to satisfy the parking demand. Additionally, while the floor plan shows a future quick service restaurant within the convenience store, staff has conditioned that there be no interior service area with tables and chairs. This future quick service restaurant is considered an ancillary use and therefore, does not generate an increase in parking requirements.

It is staff's belief that the same customers who utilize the fueling stations will often be the same customers that visit the convenience store and therefore, the requirement for separate parking areas may be excessive.

Landscaping and Walls

The Conceptual Landscape Plan features a variety of 36 and 24-inch box shade trees, large screen shrubs, a variety of groundcovers and colorful plant materials to accent the site with an overall coverage area of 23%. Additionally, a minimum of 50% of the parking area will be shaded by tree canopies.

The plan was reviewed by the City's consulting Landscape Architect who approved the concept plan with minor comments. Formal landscape and irrigation plans will be subject to final review and approval by the City's Landscape Architect. The Conceptual Landscape Plan is provided under Attachment 7 (Sheet L.1.1). Landscaping on Parcel 1 will be completed during Phase 1 and Phase 2 restaurant development will be reviewed separately through a Site Development Permit and will include a wall plan and landscape installation on Parcel 2. Public right-of-way improvements, including parkway landscaping, for Parcels 1 thru 6 are conditioned to be completed prior to final map recordation.

Splitface walls with decorative caps and pilasters, located 20 feet on center, are proposed along the northern and eastern property lines of Parcel 1. The wall will be placed at the top of slope along both property lines and will not exceed six (6) feet in height from the highest grade, see Attachment 7 (Sheet A.2.2). Staff has added a condition to add a landscape vine along the northern perimeter wall and train vine to cling over the wall for graffiti prevention along the freeway off ramp view. Staff also conditioned that all walls contain anti-graffiti coating.

Signage

The convenience store and fueling canopy will feature new signage and new directional signage is proposed along Pedley Road and Ben Nevis Blvd., as well as a freeway oriented sign. The Applicant will be submitting a separate Site Development Permit for the evaluation and processing of future signage for the project at a later date.

Alcoholic Beverage Sales (Section 9.240.490)

The sale of alcoholic beverages for off-premises consumption is allowed in C-P-S zone with an approved Conditional Use Permit (CUP). In addition to the CUP, a Determination of Public Convenience or Necessity (PCN) is required if an applicant is proposing the sale of alcoholic beverages for off-premise consumption in a census tract with undue concentration or create an undue concentration as defined by the Professional Business Code.

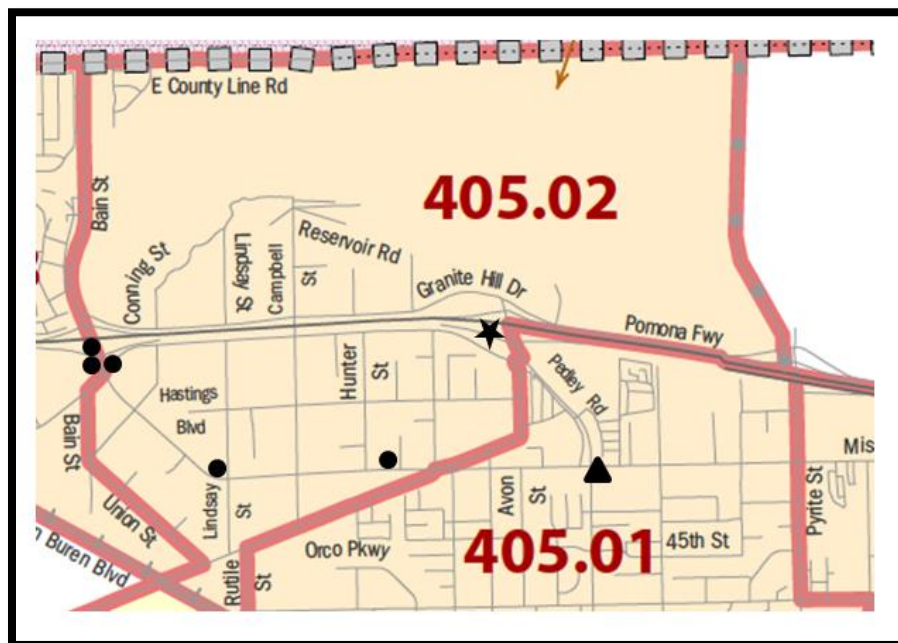
The site is located within Census Tract 405.02 (Exhibit 4). The star represents the location of the project. According to the Alcohol Beverage Control Board (ABC), three (3) off-sale alcohol licenses are permitted within this census tract. There are five (5) existing off-sale licenses and the proposed Type 20 (beer and wine) license would result in six (6). These locations are shown as circles on Exhibit 4. As there is an over concentration of licenses, in addition to a CUP, the City must also issue a PCN Determination prior to issuance of the license by ABC.

As of August 27, 2018, the following locations held active off-sale licenses within this census tract:

- Royal Liquor Market at 9415 Mission Blvd. – Type 21
- Shell Gas Station at 10171 Mission Blvd. – Type 20
- Chuy's Market at 9787 Mission Blvd. – Type 20
- ARCO Gas Station at 10112 Mission Blvd. – Type 20
- 76 Gas Station at 10255 Mission Blvd. – Type 20

In addition to reviewing the project based on maximum number of licenses within this census tract, staff considered existing businesses that sell alcoholic beverages for off-site consumption in adjacent census tracts. The closest business that sells alcohol for off-site consumption is the Gas & Go station/mini-mart located at the southeast corner of Pedley Road and Mission Blvd. at 8790 Mission Boulevard (triangle on Exhibit 4) within a different census tract. Gas and Go is located within one (1) mile and all other outlets in this and adjacent census tracts are more than one (1) mile away from the project site.

EXHIBIT 4: EXISTING OFF-SALE LOCATIONS ON CENSUS TRACT MAP



Section 9.240.490(c) - Development Standards. The project complies with all of the development standards under this section and as incorporated in the Conditions of Approval.

TABLE 3: SECTION 9.240.490(c) ALCOHOLIC BEVERAGE SALES	
DEVELOPMENT STANDARDS	IN COMPLIANCE?
Conditional Use Permit required in C-P-S zone	Applied
Such facilities shall not be situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a school, church, public park or playground.	Yes
Notice of hearing shall be given to all owners of property within 1,000 feet of the subject facility, to any elementary school or secondary school district within whose boundaries the facility is located and to any public entity operating a public park or playground within 1,000 feet of the subject facility. The Planning Director may require that additional notice be given, in a manner the Director deems necessary or desirable, to other persons or public entities.	Yes. Notice was provided.
Only beer & wine may be sold	Yes. No request for distilled spirits.
Educate the public regarding laws related to alcohol such as driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, etc.	Yes. It is made part of the conditions of approval.
No displays of beer and wine within five (5) feet of any entrance or checkout counter	Yes. It is made part of the conditions of approval. On the floor plan, the display areas are at more than five (5) feet from any entrance or checkout counter.
Cold beer or wine must be sold or displayed in permanently fixed electrical coolers only	Yes. It is made part of the conditions of approval.
No advertising of alcoholic beverages on gasoline islands; no lighted advertising of alcoholic beverages on the exterior of the building or within window areas.	Yes. It is made part of the conditions of approval.
Employees must be at least 21 years of age if selling any alcoholic beverages between the hours of 10:00 pm and 2:00 am.	Yes. It is made part of the conditions of approval.
No alcoholic beverage sales made from a drive-in window.	Yes. It is made part of the conditions of approval.

Section 9.240.490(e). Criteria for the Determination of Public Convenience or Necessity.

Staff has analyzed the application based on the criteria set by the section for “Public Convenience or Necessity.” The criteria are listed in Table 4.

The intent of the criteria is for staff to evaluate and consider the following:

- Type of outlet of the sales (example: liquor store, stand-alone convenience store, or market);
- Potential negative impacts to school children;
- Owner’s ability to maintain the property and comply with applicable laws.

TABLE 4: PUBLIC CONVENIENCE OR NECESSITY			
	Criterion	Does the project comply with the criterion?	Supporting information
1	Minimum Floor Area: 7,000 square feet	No.	The proposed convenience store contains 4,500 square-feet.
2	Maximum Floor Area for Sales of Alcoholic Beverages: 10%	Yes.	3% of the floor area is devoted to alcoholic beverage sales.
3	Minimum Floor Area devoted to Food Sales: 10%	Yes.	97% of the floor area is dedicated to food and non-alcoholic retail sales.
4	Location is not within a high crime area (defined as greater than 20%)	Yes.	According to the Sheriff's Department, there were no alcohol related services calls at the subject location within a one (1) year period.
5	No outstanding code violations or code enforcement activity	Yes.	No outstanding City or County Environmental Health violation.
6	Properly maintained location	Yes.	No violations for unmaintained land
7	The proposed business shall be located more than 1,000 feet from a public or private school	Yes.	There are no public or private schools located within 1,000 feet from the subject site.
8	Location is not located on a regular path for school children to a school	Yes.	The subject site is located adjacent to the SR-60 Freeway and not within a regular path used by school children going to school.

As indicated above, the project does not comply with Criterion No. 1. As such, the Commission must determine if the other factors, such as location, reputation of the applicant as a responsible seller of alcoholic beverages, etc., carry more weight than the minimum floor area.

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

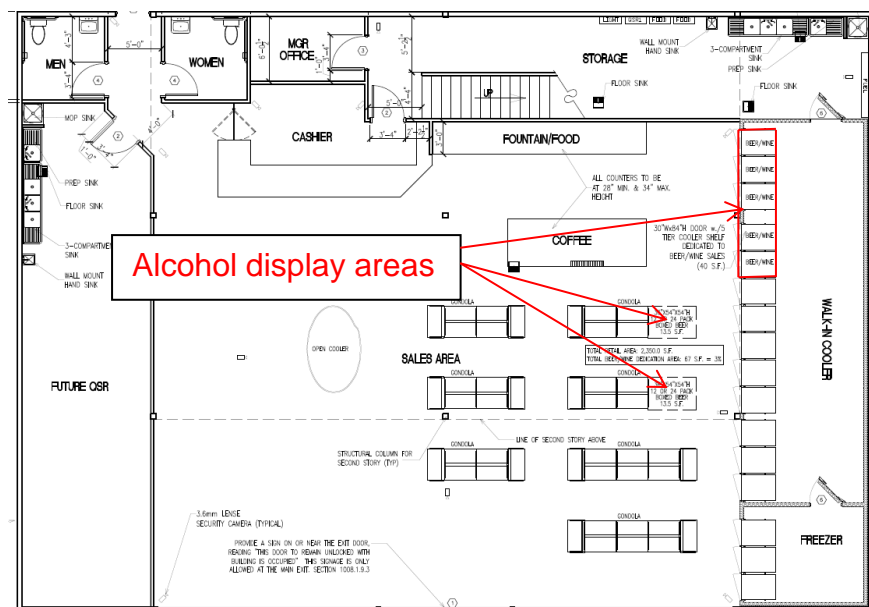
The Sheriff's Department typically provides the following comments for beer and wine applications:

- a. Limit alcohol sales to packages containing no less than 6 cans or bottles to a case.
- b. Prohibit the sales of single cans or bottles less than or equal to 40 ounces.
- c. The placement of alcoholic beverages must be stored in the back of the store or behind the sales counter.
- d. The owner must immediately remove any loiterers. If the owner does not immediately remove any loiterers, the Sheriff's Department will remove the loiterer and the approval for the sales of alcoholic beverages may be subject to revocation.
- e. Digital security cameras should be installed and used for monitoring activity on the property.
- f. An alarm system should be installed and used especially at the entrances.

The proposed alcohol display area is consistent with the Sheriff's Department's recommendation. Beer and wine products will be located within a section of the refrigerator

cooler. Of the 16 overall cooler doors, 5 doors will be devoted to beer and wine products, measuring approximately seven (7) feet in height and three (3) feet in depth. In addition, the Applicant proposes to store 12 and 24 pack cases of non-refrigerated beer, averaging five (5) feet in height, in front of the alcohol cooler doors. Overall alcohol display area will average 67 square-feet and represents 3% of the overall store floor area, see Exhibit 5 below.

EXHIBIT 5: FLOOR PLAN



Staff has incorporated the Sheriff's comments into the Conditions of Approval for this project.

GENERAL PLAN

The site is located within the CR (Commercial Retail) General Plan Land Use designation and within the Glen Avon community, consisting primarily of low density single family residences and mobile homes. The CR designation allows local and regional serving retail and service uses with a maximum FAR (floor area ratio) of 0.35. The development proposes 0.12 FAR.

The development shall be consistent with applicable policies listed within the CR land use designation, including:

LUE 3.2 Accessibility:

Building and parking facilities should generally be located adjacent to and oriented parallel to public streets to facilitate pedestrian accessibility and to screen parked cars. In pedestrian areas, such as Village Centers and commercial and industrial parks, buildings should face and be directly accessible from the public sidewalk. In semi-rural, equestrian-oriented, or suburban areas, buildings should not face large parking lots but instead face major on-site landscaped, open space trails or other pedestrian-oriented features. Parking areas on adjoining commercial parcels should be physically connected to allow continuous vehicle, bicycle, pedestrian and equestrian access, and pedestrian and equestrian facilities should be located and designed to be separate from motor vehicles where possible.

The project site is located adjacent to the SR-60 freeway and not within a town or village center. The development of a gas station and convenience store will cater primarily to customers with vehicles and therefore will not attract as much pedestrian activity as a typical village center development would. As such, not much weight should be given to this policy considering that the project is not within a village center.

Regarding the corner building orientation, staff has reviewed this policy with the Riverside County Sheriff's Department. The Sheriff's Department recommends that the proposed convenience store be kept in the layout proposed so that view into the store and onto the overall site is not hampered by a sidewalk adjacent development. Given that the site is currently within a semi-rural community, staff is supportive of the current layout also, particularly since the site will be heavily landscaped and the architectural building features are very complementary with the rural, farm style theme of the Glen Avon community.

The project has been designed to mitigate any impacts to the residential land uses located south of Ben Nevis Boulevard. Conditions of approval and the Mitigation Monitoring Reporting Program include measures for mitigations.

LUE 3.8 Architectural Compatibility:

Require commercial development to be designed to enhance and be architecturally compatible with its surroundings and with designated scenic highways or public view corridors by providing high quality architecture, landscaping, and site improvements. Architectural styles that reflect the City's small-town, rural, agricultural history shall be utilized in the design of new commercial developments in or near the Village Town Centers, consistent with the applicable design guidelines.

The proposed farm theme style and lush landscaping promote compatibility with the rural, semi-rural and agricultural history of the Glen Avon community. The development is therefore consistent with this policy and with applicable architectural style sheets.

Overall the proposed development is consistent with the goals and policies of the CR land use designation.

Equestrian Lifestyle Protection Overlay (ELPO)

The south side of Ben Nevis Boulevard is located within the ELPO and also within the Jurupa Area Recreation and Parks District's Trails Map. Horse riding within the ELPO is encouraged and JARPD is requiring a minimum 10-foot wide DG (decomposed granite) Community Trail located along the front setback area of Parcels 5 and 6. The Tentative Parcel Map shows an easement for this trail and a condition will be imposed to install the trail per JAPRD standards prior to the issuance of any building permit on Parcel 5 and 6.

TENTATIVE PARCEL MAP (TPM) NO. 37483

Subdivisions are regulated by the Jurupa Valley Municipal Code, Title 7 (Subdivisions) – Chapter 7.15. - Tentative Maps. This is a Schedule "E" subdivision per Section 7.30.090 of Title 7, defined as: "Any division of land into 2 or more parcels in commercial or industrial zones, regardless of parcel size." The Planning Commission shall act as the Advisory Agency on Schedule "E" Parcel Maps and the Commission's action shall be final unless the decision is appealed by the land divider or any interested party.

Tables 5 and 6 identify the nine (9) parcels which will be subdivided into six (6) overall parcels.

TABLE 5: SUBJECT PARCELS ASSOCIATED WITH THE DEVELOPMENT & TPM

EXISTING APN	PARCEL SIZE	PROPOSED PARCEL NO.
169-031-001	1.7	PARCEL 2, 3 & 4
169-031-002	.18 acres	PARCEL 2 & 3
169-031-003	.18 acres	PARCEL 2
169-031-004	.29 acres	PARCEL 1 & 2
169-031-005	.15 acres	PARCEL 1
169-031-006	.11 acres	PARCEL 1
169-031-008	.91 acres	PARCEL 1 & 2
Combined Area: 3.52 acres		

TABLE 6: SUBJECT PARCELS ONLY ASSOCIATED WITH THE TPM

EXISTING APN	PARCEL SIZE	PROPOSED PARCEL NO.
169-032-002	1.58 acres	PARCEL 5 & 6
169-032-004	.64	PARCEL 5 & 6

FINDINGS FOR APPROVAL OF TENTATIVE LAND DIVISION MAPS

Per Section 7.15.180, "A tentative map shall be denied if it does not meet all requirements of this ordinance, or if any of the following findings are made:"

1. That the proposed land division is not consistent with applicable general and specific plans.
2. That the design or improvement of the proposed land division is not consistent with applicable general and specific plans.
3. That the site of the proposed land division is not physically suitable for the type of development.
4. That the site of the proposed land division is not physically suitable for the proposed density of the development.
5. That the design of the proposed land division or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the proposed land division or the type of improvements are likely to cause serious public health problems.
7. That the design of the proposed land division or the type of improvements will conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. A land division may be approved if it

is found that alternative easements for access or for use will be provided and that they will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction.

8. Notwithstanding subsection (5) of this section, Notwithstanding subsection (5) of this section, a tentative map may be approved if an environmental impact report was prepared with respect to the project and a finding was made, pursuant to the California Environmental Quality Act (Pub. Resources Code Section 21000 *et seq.*), that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

Tentative Parcel Map No. 37483 is consistent with all applicable provisions of Title 7 and the Subdivision Map Act for standards and process. Furthermore, the City's Engineering Department has reviewed the project for access, circulation, grading, and drainage and has conditioned the project to comply with mandated regulations.

The land is suitable for the proposed commercial subdivision including FAR ratio. The project will not cause any substantial environmental damage or impacts to wildlife and their habitats with recommended conditions and mitigation measures. The project will not be a danger to the welfare of the general public. The project will not cause serious public health problems. Staff believes the findings have been met and recommends approval of the tentative map. A mitigated negative declaration has been prepared and findings have been made pursuant to California Environmental Quality Act.

FINDINGS FOR APPROVAL OF A CONDITIONAL USE PERMIT (CUP)

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

1. The proposed sale of alcoholic beverages (beer and wine) for off-site consumption will not adversely affect or be materially detrimental to the public health, safety or general welfare of the community in that the area devoted to alcohol sales would only be 3% of the retail floor area. Furthermore, the use is consistent with other similar fueling stations with convenience stores offering off-sale alcohol for off-site consumption.
2. The proposed use will not be detrimental to the health, safety or general welfare of the community, in that the proposed sale of beer and wine for off-site consumption will be conducted as an ancillary use to the primary sales of prepackaged cold and hot foods, sundry items, non-alcoholic beverages and fueling for vehicles. Furthermore, as conditioned by staff and the Riverside County Sheriff's Department and the ABC, the use will not pose a threat to surrounding land uses.
3. The proposed use will not be detrimental to the health, safety or general welfare of the community, in that the site shall be developed and conditioned to ensure that adequate dense landscaping, masonry walls, increased setbacks, restricted delivery hours and other mitigation, such as shielded lighting, are imposed to reduce impacts to adjacent land uses. As such, the project is not expected to create any significant adverse impacts from noise, odor, or light upon the community as analyzed in the Initial Study and Mitigated Negative Declaration.

Proposed Mitigation Measures include, but are not limited to:

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

FINDINGS FOR A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY (PCN)

A Determination of Public Convenience or Necessity may be granted if the proposed use meets all of the required findings below. Staff has identified that the proposed use has met all the required findings.

Per Section 9.240.490, "In order to make the determination of public convenience or necessity and approve the application or approve with conditions as required by Business and Professions Code Section 23958 and 23958.4, the Planning Commission shall make all of the following findings:

- a) That the proposed use will not be detrimental to the health, safety and welfare of the community.

The proposed sale of alcoholic beverages for off-site consumption will not adversely affect or be materially detrimental to the public health, safety or general welfare of the community in that the area devoted to alcohol sales would be approximately 3% of the total retail area square footage. Furthermore, the use is consistent with similar gas stations in surrounding commercial uses which offer off-site beer and wine sales as a convenience to its customers.

- b) That the proposed use would enhance the economic viability of the area in which it is proposed to be located.

The sale of beer and wine for off-site consumption is an essential component of the proposed convenience store. Although alcoholic beverage sales will only comprise a small percentage of the total gross receipts of the convenience store, their availability is important to the store's financial viability, as customers expect to be able to purchase these items when they do their shopping. Additionally, the sale of alcoholic beverages would serve a public convenience or necessity in that it is proposed in conjunction with the sale of a variety of sundry items, including hot foods, and provide a convenience for customers also fueling their vehicles. The proposed use would therefore enhance the economic viability of the area.

- c) That the proposed use is compatible with the surrounding area.

The proposed Chevron gas station and convenience store are located on a site which is adjacent to the SR-60 Freeway Pedley Road off-ramp. Additionally, the site is zoned C-P-S (Scenic Highway Commercial) within a land use designation of Commercial Retail (CR) as outlined in the General Plan. In 2015, the City approved the Pedley Crossings commercial shopping center located across the street from the subject site along Pedley Road. The subject site will therefore be compatible with the surrounding commercial and residential land uses.

- d) That the background of the proposed licensee and the history of the premises or any premises the applicant has operated in the past were not detrimental to the health, safety and welfare of the community.

Per the Applicant's Written Statement of Justification, Attachment 5, the Applicant has owned and operated a 76 Gas Station within the City of Upland; managed a Mobile Gas Station located at 2200 S. Haven Avenue in the City of Ontario; and has owned and operated a former restaurant, Sundance Grill, located at 10062 Arrow Route in the City of Rancho Cucamonga from September 2009 to August 2011.

As there are no violations against the Applicant's previous ABC licenses, and the County Sheriff's Department did not report any alcohol related calls at the subject site, staff concludes that the Applicant has operated stable, professionally managed stores which take the safety of the community, its patrons and its employees seriously. Staff has conditioned that the Applicant train his employees to handle alcoholic beverages responsibly and in compliance with all applicable laws and regulations, along with the recommendations or requirements of the Sheriff's Department, the ABC and local laws. Future employees shall be trained to prohibit the sales of alcohol to underage persons, limiting or preventing the sale of alcohol to intoxicated patrons and preventing loitering and drinking within the parking lot and adjacent businesses.

- e) That the Applicant will agree, in writing, to the conditions placed upon the application.

The Applicant has agreed, in writing, to the recommended conditions.

Staff finds that the project is consistent with the General Plan,.

With the approved application and required conditions of approval, the project demonstrates consistency with the General Plan, Zoning and Subdivision sections within the Jurupa Valley Municipal Code (JVMC) and applicable state and federal laws.

ENVIRONMENTAL REVIEW

The City of Jurupa Valley has prepared and intends to adopt a Mitigated Negative Declaration (MND) for the Project. The proposed Mitigated Negative Declaration is supported by an Initial Study that evaluated potential effects with respect to Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems. The proposed Mitigated Negative Declaration determines that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made or agreed to by the Applicant. The City's decision to prepare a Mitigated Negative Declaration should not be construed as a recommendation of either approval or denial of this Project. Staff has implemented a condition which requires that all mitigation measures of the Mitigation Monitoring and Reporting Program (MMRP) be incorporated into the Conditions of Approval.

Public Review Period. The public review period for the environmental document began on August 23, 2018 and ends on September 11, 2018. To date, the City had not received any comments.

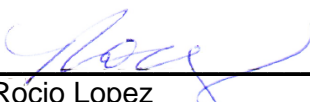
CONCLUSION

Staff supports the project with the recommended Conditions of Approval. All required findings for approval have been affirmatively determined. Conditions of Approval have been established that ensure continual compliance with all requirements of ABC, the Sheriff's Department and the City. Staff has determined that the proposed sale of beer and wine for off-site consumption will

provide a convenience to future patrons of the proposed convenience store and Chevron gas station.

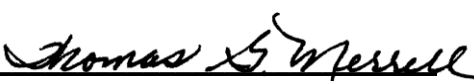
Staff therefore supports the project with the recommended conditions of approval and ensures that the necessary findings can be made for the Determination of Public Convenience or Necessity (PCN) No. 18001 and recommends approval of Conditional Use Permit (CUP) No. 17004 and Tentative Parcel Map (TPM) No. 37483.

Prepared by:



Rocio Lopez
Senior Planner

Submitted by:



Thomas G. Merrell, AICP
Planning Director

Reviewed by:

//s// Serita Young

Serita Young
Deputy City Attorney

ATTACHMENTS

1. Resolution No. 2018-09-12-01
 - a. Exhibit A. "Initial Study Checklist / Mitigated Negative Declaration and "Mitigation Monitoring and Reporting Program"
 - b. Exhibit B. Recommended Conditions of Approval
2. Zoning Map & General Plan Land Use Map
3. JCSD Will Serve Letter (5-30-18)
4. Request to Modify Parking Standards (8-16-18)
5. Applicant's Written Statement of Justification (8-14-18)
6. ABC Active Off-Sale License Report
7. Architectural Set of Plans
8. Colored Elevations
9. Colors and Materials Sheet
10. Tentative Parcel Map

ATTACHMENT 5

Letter from Applicant (8-26-20)

August 26, 2020

Rocio Lopez
City of Jurupa Valley
Planning Department

RE: Extension of Time - MA20131 Application for EOT

Ms. Lopez:

Please accept the following statement as justification for the 1 Year Extension of Time request for MA17245 (CUP17004, PCN18001 & TPM37483) for the development of the Chevron Gas Station and the drive through restaurant on the corner of Ben Nevis and Pedley south of Freeway 60 project and comply with the Conditions of Approval for the above referenced Planning case.

The primary reasons that the Conditional Use Permit Conditions for the expanded area were not immediately met was a combination of financial hardship and the fatigue associated with a development review process that involved both the County of Riverside (pre-Incorporation) and the City of Jurupa Valley that lasted 4 years.

The financial outlay necessary to make the required improvements to the expanded project area is significant. The economic and business conditions for Shield Tech have been very uncertain. Needless to say COVID19 has not helped the situation. Our focus has been complying with city requirement and completing FINAL MAP and all required conditions of approvals.

We believe that within the next year we will be able to complete the requirement and initiate construction pending speedy review and assessment.

Regards,

A handwritten signature in black ink, appearing to read 'Roghayeh', with a long, sweeping horizontal line extending to the right.

Roghayeh Godazandeh

ATTACHMENT 6

Previous Environmental Review Determination (8-28-20)

Previous Environmental Document Review Determination

MA 20131 (CUP 17004)



Lead Agency

City of Jurupa Valley
8390 Limonite Avenue
Jurupa Valley, CA 92509
Contact: Rocio Lopez, Senior Planner
(951) 332-6464
rlopez@jurupavalley.org

Applicant:

Shield Tech, LLC

August 28, 2020

1.0 - DETERMINATION

Based on this initial evaluation:

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

☐

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

☐

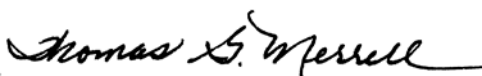
I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐

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

☐

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

☒

City of Jurupa Valley

Signature

Agency

Thomas G. Merrell, AICP, Planning Director

August 27, 2020

Printed Name/Title

Date

2.0 INTRODUCTION

A. Document Purpose.

This document is a Previous Environmental Document Review Determination prepared in accordance with the California Environmental Quality Act (CEQA), including all criteria, standards, and procedures of CEQA (California Public Resource Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq.).

This document has been prepared to determine if the Extension of Time request is within the scope of the analysis contained in the *Mitigated Negative Declaration for Master Application* (MA) No. 17245 adopted by the City of Jurupa Valley Planning Commission on September 12, 2018, and to ensure that the Extension of Time will not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously.

B. Project Description

Master Application (MA) No. 20131: Extension of Time (EOT) for MA 17245, Conditional Use Permit (CUP) No. 17004. The Planning Commission originally approved MA17245 on September 12, 2018. Per Condition No. 9, the CUP has a 2 yr. approval period which will expire on September 12, 2020. Section 9.240.280 permits a maximum 3 yr. approval period.

C. Project Location

Located at the northwest corner of Pedley Road and Ben Nevis Boulevard (APNs: 169-031-003; 169-031-004; 169-031-005; 169-031-006; 169-031-008 & 169-031-009).

3.0 USE OF PREVIOUS MITIGATED NEGATIVE DECLARATION

CEQA allows a previously adopted Mitigated Negative Declaration 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 Mitigated Negative Declaration pursuant to CEQA Guidelines Section 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

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.”

Mitigated Negative Declaration for Conditional Use Permit No. 03434R1 is on file with the City of Jurupa Valley Planning Department (8930 Limonite Avenue, Jurupa Valley, CA 92509) and is hereby incorporated by reference pursuant to CEQA Guidelines Section 15150.

4.0 ANALYSIS

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

- Aesthetics
- Air Quality
- Agriculture and Forestry Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources

- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems

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

- Biological Resources
- Cultural Resources
- Noise
- Transportation/Traffic
- Tribal Cultural Resources

Mitigation Measures

MM-BIO-1: Pre-Construction Burrowing Owl Survey. *Within 30 calendar days prior to grading on proposed Parcels 1,2, 3 and 4 of TPM 37483, a qualified biologist shall conduct a survey of the proposed impact footprint and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Jurupa Valley Planning Department prior to the issuance of a grading permit and subject to the following provisions:*

- In the event that the pre-construction survey identifies no burrowing owls in the impact area, a grading permit may be issued without restriction.*
- In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owl, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife relocation protocol. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow California Department of Fish and Wildlife relocation protocol. The biologist shall confirm in writing to the Planning Department that the species has fledged or been relocated prior to the issuance of a grading permit.*

MM-CR-1: Paleontological Monitoring. *A qualified paleontologist (the “Project Paleontologist”) shall be retained by the developer prior to the issuance of a grading permit. The Project Paleontologist will be on-call to monitor ground-disturbing activities and excavations on*

the proposed Parcels 1,2,3 and 4 of TPM 37483 following identification of potential paleontological resources by project personnel. If paleontological resources are encountered during implementation of the Project on proposed Parcels 1, 2, 3 and 4 of TPM 37483, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Paleontologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-4 shall apply.

MM-CR-2: Paleontological Treatment Plan. *If a significant paleontological resource(s) is discovered on proposed Parcels 1, 2, 3 and 4, in consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.*

Mitigation Measure NOI-1-Construction Noise Mitigation Plan. *Prior to the issuance of a grading permit for Conditional Use Permit No. 17004, the developer is required to submit a construction-related noise mitigation plan to the City Planning Department for review and approval. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project. In addition, the plan shall require that the following notes be included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.*

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

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

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

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

Mitigation Measure TR-1- Roadway Improvements: *Prior to the issuance of an occupancy permit for Conditional Use Permit No. 17004, the applicant shall participate in the funding or construction of the improvements listed below that are needed to serve cumulative traffic conditions through the payment of the Transportation Uniform Mitigation Fees (TUMF) and City of Jurupa Valley Development Impact Fees (DIF) and a fair share contribution.*

Project Specific Intersection Mitigation:

Intersection of West Project Driveway (NS) and Ben Nevis Boulevard (EW):

Modify geometries to provide:

- NB: N/A (Future Property Access Driveway).
- SB: one shared LT/TH/RT lane.
- EB: one LT lane, one TH lane.
- WB: one LT lane, one TH lane.

Note: Future NB driveway to accommodate future development on south side of Ben Nevis Blvd.

Intersection of East Project Driveway (NS) and Ben Nevis Boulevard (EW):

Modify geometries to provide:

- NB: N/A.
- SB: one inbound RT lane.
- EB: one shared TH/RT lane.
- WB: one TH lane.

Note: Raised median to be installed on Ben Nevis Blvd.

Intersection of Pedley Road (NS) and Ben Nevis Boulevard (EW):

Install geometries to provide:

- NB: one LT lane, one TH lane.
- SB: one TH lane, one RT lane.
- EB: one LT lane, one RT lane.
- WB: N/A.

Note: Project to pay for full cost to install curb return in ultimate location in NW quadrant of the intersection and roadway width on Ben Nevis Blvd to accommodate future dual WB LT turn lanes and one RT lane. In addition, Project fair share = 5 percent of \$250,000 future improvements on Pedley Road including signalization and northbound roadway widening.

Fair-Share Intersection Improvements:

Intersection of Pedley Road (NS) and SR60 WB Ramps (EW):

Install geometries to provide:

- NB: one LT lane, one TH lane.
- SB: one TH lane, one RT lane.
- EB: N/A.
- WB: one LT lane, one RT lane.

Note: Includes future traffic signal. Project share = 5 percent of \$250,000.

Intersection of Pedley Road (NS) and SR60 EB Ramps (EW):

Install geometries to provide:

- NB: one TH lane, one RT lane.
- SB: one LT lane, one TH lane.
- EB: one LT lane, one RT lane.
- WB: N/A.

Note: Includes future traffic signal. Project share = 5 percent of \$250,000.

Intersection of Pedley Road (NS) and Bravo Estates Entrance (EW):

Install geometries to provide:

- NB: one LT lane, one TH lane, one RT lane.
- SB: one LT lane, one shared TH/RT lane.
- EB: one shared LT/TH/RT lane.
- WB: one shared LT/TH/RT lane.

Project share = 5 percent of \$250,000.

Intersection Pedley Road (NS) and Mission Boulevard (EW):

Install geometries to provide:

- NB: one LT lane, one TH lane, one shared TH/RT lane.
- SB: one LT lane, one TH lane, one shared TH/RT lane.
- EB: one LT lane, two TH lanes, one RT lane.
- WB: one LT lane, one TH lane, one shared TH/RT lane.

Note: Modify existing traffic signal and add SB TH lane. Project share = 4 percent of \$100,000.

MM- TCR-1: Native American Monitoring, Treatment of Discoveries, and Disposition of Discoveries.

MONITORING:

Prior to the issuance of a grading permit for any parcel proposed by TPM 37483, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 process. The applicant shall coordinate with the Tribe to develop a Tribal Monitoring Agreement(s). A copy of the agreement shall be provided to the Jurupa Valley Planning Department prior to the issuance of a grading permit.

TREATMENT OF DISCOVERIES:

If a significant tribal cultural resource is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). A representative of the appropriate Native American Tribe(s), the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented to protect the identified tribal cultural resources from damage and destruction.

The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the tribal cultural resources in accordance with current professional archaeology standards. The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery and shall require that all recovered artifacts undergo basic field analysis and documentation or laboratory analysis, whichever is appropriate. At the completion of the basic field analysis and documentation or laboratory analysis, any recovered tribal cultural resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the City of Jurupa Valley. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Jurupa Valley Planning Department, the Eastern Information Center, and the appropriate Native American Tribe.

DISPOSITION OF DISCOVERIES:

In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project. The following procedures will be carried out for treatment and disposition of the discoveries:

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

- a) A fully executed reburial agreement with the appropriate culturally affiliated Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed.*
- b) A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.*
- c) If more than one Native American Group is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center by default.*

d) Should reburial of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Jurupa Valley Planning Department. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

Conclusions

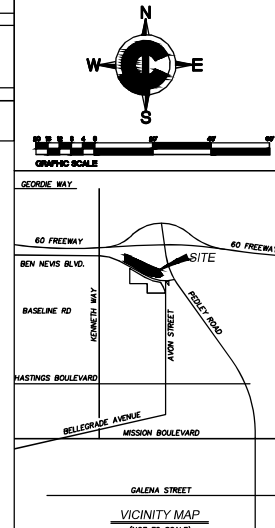
The physical conditions in which the previously adopted Initial Study/Mitigated Negative Declaration was prepared remain substantially the same since it was adopted on September 12, 2018. There is no new development approved or constructed in the immediate vicinity of the Project site. The physical site conditions remain substantially the same. Finally, the Project is not proposing any changes to the proposed activities approved for the site.

Based on the above analysis, the Extension of Time if approved, would meet the requirements of CEQA Guidelines Section 15162 (a) and no additional mitigation measures are required.

ATTACHMENT 7

Architectural Set of Plans (last revision date: 8/15/18)

SITE PLAN & PARKING SUMMARY					
BUILDING NO.	SIZE	USE	PARKING EQUATION	REQ. NO. SPACES	PROVIDED
C-STORE BUILDING	4,500 S.F.	RETAIL	1/200	22.5	21
2nd STORY OFFICE	2,100 S.F.	C-STORE BUSINESS	1/200	10.5	8
SERVICE STATION	-	FUELING	4 SPACES	4 SPACES	12
FASTFOOD BUILDING	2,500 S.F.	FAST FOOD	1/45 SERVING AREA	30	28
	(1,250 S.F. S.A.)	(8 EMPLOYEE)	1/2 EMPLOYEE	4	4
TOTAL BUILDING S.F.	9,100 S.F.			71	73
TOTAL PARKING PROVIDED: 81 PARKING SPACES AND 12 FUELING PARKING SPACES = 73					
SITE IS OVER-PARKED BY: 2 PARKING SPACES (UNDER FUELING CANOPY)					
HANDICAPPED PARKING SPACES REQUIRED: 73 SPACES-3 REQUIRED PER CODE. PROVIDED 4 SPACES					



BUILDING INFORMATION / ANALYSIS

COMMERCIAL STORE	
MERCHANTILE AREA:	4,500.0sf (M)
ALLOWABLE AREA:	9,000.0sf
ALLOWABLE HEIGHT:	40'-0"
FIRE SPRINKLERED:	YES
OCCUPANCY TYPE:	M
CONSTRUCTION TYPE:	V-B
OCCUPANT LOAD:	
MERCHANTILE AREA:	2,500.0sf/30 = 83
STORAGE/OFFICE/RESTROOM:	2,000.0sf/300 = 7
2nd STORY OFFICE:	
OFFICE AREA:	2,100.0sf (B)
ALLOWABLE AREA:	9,000.0sf
ALLOWABLE HEIGHT:	40'-0"
FIRE SPRINKLERED:	YES
OCCUPANCY TYPE:	B
CONSTRUCTION TYPE:	V-B
OCCUPANT LOAD:	
OFFICE AREA:	2,100.0sf/100 = 21
FUELING CANOPY:	
AREA:	2,900.0sf (M)
ALLOWABLE AREA:	9,000.0sf
ALLOWABLE HEIGHT:	40'-0"
FIRE SPRINKLERED:	NO
OCCUPANCY TYPE:	M
CONSTRUCTION TYPE:	B-B
OCCUPANT LOAD:	12 FUELING POSITIONS
QUICK SERVICE RESTAURANT:	
QSR AREA:	2,500.0sf (B)
ALLOWABLE AREA:	9,000.0sf
ALLOWABLE HEIGHT:	40'-0"
FIRE SPRINKLERED:	YES
OCCUPANCY TYPE:	B
CONSTRUCTION TYPE:	V-B
OCCUPANT LOAD:	
MERCHANTILE/SEATING AREA:	1,500.0sf/30 = 50
STORAGE/OFFICE/RESTROOM:	1,000.0sf/300 = 4

SITE DATA INFORMATION

OWNER'S INFORMATION:		ACCESSOR'S:	
SHIELD TECH LLC		PARCEL NUMBER	
92 Corporate Park, Suite C581		169-031-001	
Irvine, CA 92606		002.003.004.005	
CONTACT:		ZONING:	
SHIELD TECH LLC		CPS	
MS. ROOHA YEH GODOZANDER		SCENIC HIGHWAY	
PH# (949) 728-7788		COMMERCIAL	
LAND USE:		LAND USE:	
OR		COMMERCIAL	
RETAIL		RETAIL	
LOT AREA (FUEL/MART):		LOT AREA (FASTFOOD):	
43,220.05SF 0.99 ACRE		31,994.05SF 0.73 ACRE	
TOTAL:		TOTAL:	
75,214.05SF 1.72 ACRE		75,214.05SF 1.72 ACRE	
BUILDING SET BACKS:		REQUIRED:	
PROPOSED:		PROPOSED:	
FRONT: 0'-0"		FRONT: 25'-0" (CANOPY)	
REAR: 0'-0"		REAR: 5' (C-STORE)	
LEFT (RD YD): 36'-0" (R.T.)		LEFT (RD YD): 36'-0" (R.T.)	
RIGHT (RD YD): 0'-0"		RIGHT (RD YD): 80'-0" (C-STORE)	
OVER 35' BLDG HT: 2' IN EXCESS OF 35 FT BLDG HT		OVER 35' BLDG HT: 2' IN EXCESS OF 35 FT BLDG HT	
LANDSCAPE AREA:		LANDSCAPE AREA:	
FRONTAGE: 10' MIN. (5,505SF) VARIES (9,107 SF)		FRONTAGE: 10' MIN. (5,505SF) VARIES (9,107 SF)	
PARKING AREA: 106' MIN. (1,085SF) 23% (2,583SF)		PARKING AREA: 106' MIN. (1,085SF) 23% (2,583SF)	
INTERIOR: NONE		INTERIOR: NONE	
TOTAL LOT LANDSCAPE:		TOTAL LOT LANDSCAPE:	
7.5% MIN. 14,541SF (19%)		7.5% MIN. 14,541SF (19%)	
FLOOR AREA RATIO:		FLOOR AREA RATIO:	
0.35 MAX		0.35 MAX	
MAXIMUM HEIGHT:		MAXIMUM HEIGHT:	
50'-0"		50'-0"	
PARKING:		PARKING:	
71		73	

SITE PLAN

SCALE: 1"=40'-0"

REVISIONS

NO.	DATE	DESCRIPTION
1	06/17/2018	REVISED FOR PLANNING
2	06/15/18	REVISED FOR PLANNING/PERMITS

CJC Design, Inc.

11801 Pierce Street, Suite 246, Riverside, CA 92503

TEL: (951) 509-1660

WWW.CJCDP.COM

PROJECT

APN: 169-031-008

NW COR. PEDLEY • BEN NEVS BL

JURUPA VALLEY, CA. 92509

SITE PLAN

DATE ISSUED

01/23/17

SCALE

FOOTEN F. COHEN

PROJECT NUMBER

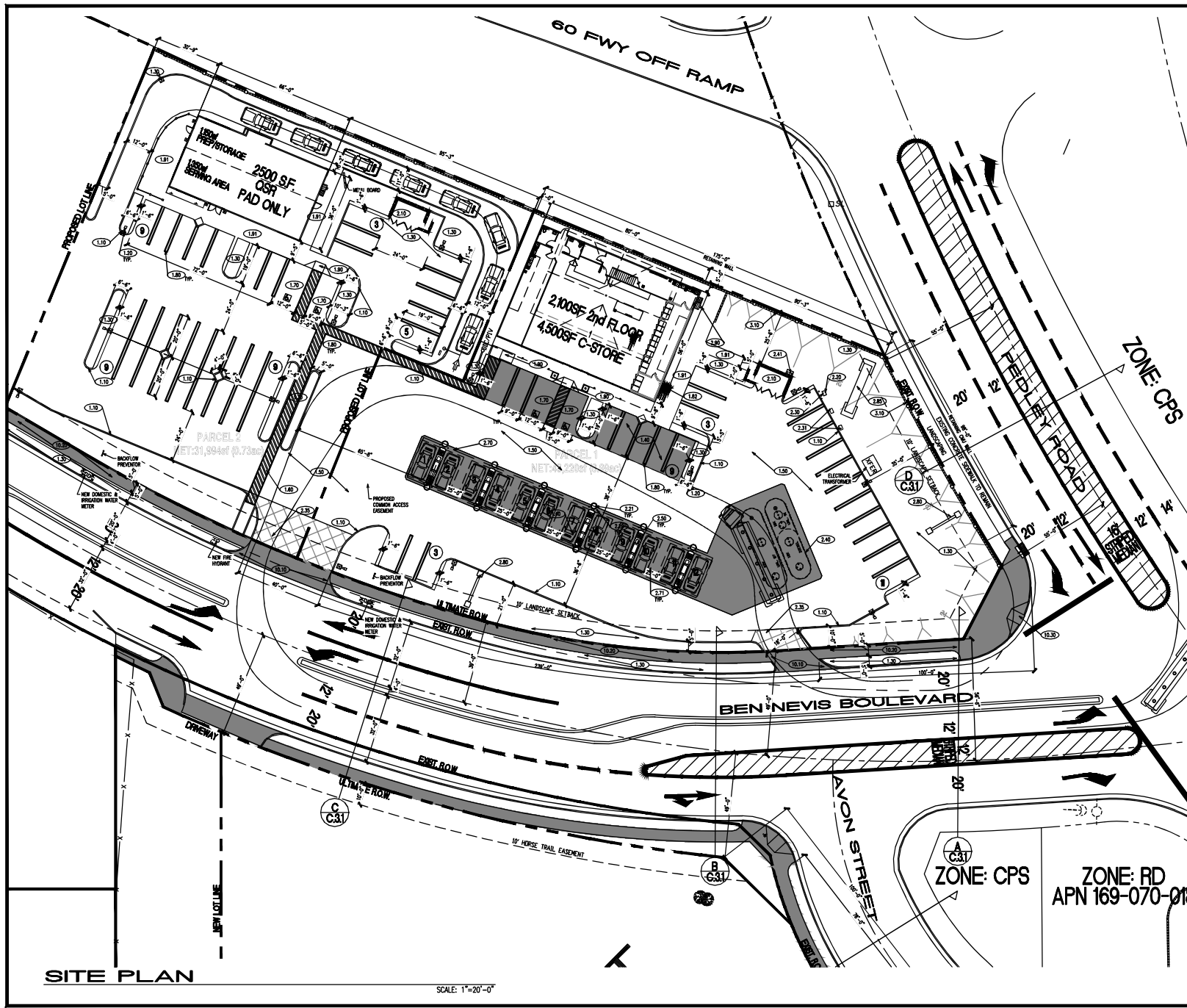
17017

STORE NUMBER

Chivron

SHEET

C.10



SITE PLAN

SCALE: 1"=20'-0"

GRAPHIC SCALE

VICINITY MAP
(NOT TO SCALE)

CONSTRUCTION NOTES

- 1.10 NEW 6" CONCRETE CURB
- 1.20 NEW AREA LIGHT
- 1.30 NEW LANDSCAPING WITH AUTOMATIC IRRIGATION
- 1.40 NEW 4" CONCRETE DRIVE SLAB WITH 85 LBS @ 18" O.C. OR AS SPECIFIED IN SOILS REPORT - NOTE: THE VEHICLE FUELING PAD AREA SHALL BE NON-COATED CONCRETE OR OTHER APPROVED PAVING MATERIAL HAVING A RESISTANCE NOT EXCEEDING 1" DEPTH AS DETERMINED BY THE METHODOLOGY IN EN1081. CONC. SECTION 406.7.1
- 1.50 NEW 6" OVER 4" A.B. ASPHALT PAVING OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE.
- 1.60 NEW 48" HANDICAP PATH OF TRAVEL (SLOPE NOT TO EXCEED 2% EXCEPT WHERE THE BOUNDARY BETWEEN THE VEHICULAR AREA AND PATH OF TRAVEL SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING COMPLYING WITH CEC SECTION 118-705.1.1 AND 118-705.1.2.2 CONC. SECTION 118-247.1.2.2
- 1.70 NEW 17'X19' HANDICAP PARKING SPACE WITH ALL RELATED SIGNAGE (SLOPE NOT TO EXCEED 2% E.W.)
- 1.80 NEW 9'X19' STANDARD PARKING SPACES
- 1.82 NEW BICYCLE RACK (MIN. 4 SPACE)
- 1.90 NEW CONCRETE HANDICAP RAMP (SLOPE 1:12 SLOPE)
- 1.91 NEW CONCRETE SIDEWALK (MIN. 48" WHERE HANDICAP PATH OF TRAVEL OCCURS)
- 2.10 NEW TRUSS ENCLOSURE WITH (2) STEEL GATES
- 2.20 NEW 6" CONCRETE FILLED STEEL GUARD POSTS
- 2.21 NEW 36" FLOUNDER POT
- 2.30 NEW AIR/WATER UNIT
- 2.31 STUB UP FOR ELECTRIC CAR CHARGING STATION
- 2.35 COLORED CONCRETE WITH 8'X8" SCORE LINES AT DRIVEWAYS
- 2.40 NEW UNDERGROUND STORAGE TANKS UNDER REINFORCED CONCRETE SLAB
- 2.41 NEW UNDERGROUND TANK VENT RISERS
- 2.50 NEW CONCRETE ISLAND W/ (1) MULTI PRODUCT DISPENSER (6" MIN. H. 8" MAX. HEIGHT)
- 2.70 NEW FUELING CANOPY
- 2.71 NEW FUELING CANOPY COLUMNS
- 2.80 NEW ID SIGNAGE
- 2.85 NEW FREEMAN SIGN
- 2.90 NEW ELECTRICAL PANELS
- 3.10 NEW SPLIT FACE (SPLIT FACE BOTH SIDES) CONCRETE BLOCK WALL WITH 18"X18" PLASTER SPLIT FACE BLOCK @ 20' O.C. SLOPE LANDSCAPE 2:1 UP THE WALL.
- 10.10 NEW CONCRETE DRIVE APPROACH PER COUNTY OF RIV. STANDARDS
- 10.20 NEW CONCRETE SIDEWALK PER COUNTY OF RIV. STANDARDS
- 10.30 NEW CONCRETE HANDICAP PAMP PER COUNTY OF RIV. STANDARDS

NOTE: PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, THE PROPERTY OWNER SHALL RECORD A RECIPROCAL NONEXCLUSIVE EASEMENT FOR VEHICULAR AND OTHER RIGHTS OF INGRESS AND EGRESS OVER THE PARKING ALLEYS AND DRIVEWAYS TO ALLOW ACCESS FROM PUBLIC STREETS BETWEEN PARCELS. SAID ACCESS EASEMENT SHALL BE APPROVED BY BOTH PLANNING AND ENGINEERING DEPARTMENTS.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04/17/2018	REVISED FOR PLANNING	
2	04/17/18	REVISED FOR PLANNING/ENGINEERING	

CJC Design, Inc. 11801 Pierce Street, Suite 246, Riverdale, CA 92505 Tel: (714) 991-9640 Fax: (714) 991-9640 www.cjcdesign.com	
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Chevron

PROJECT: APN: 169-031-008
 NW COR. PEDLEY • BEN NEVIS BL
 JURUPA VALLEY, CA. 92509

SITE PLAN

DATE ISSUED: 01/23/17

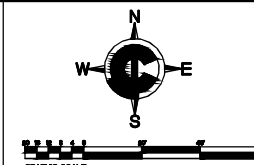
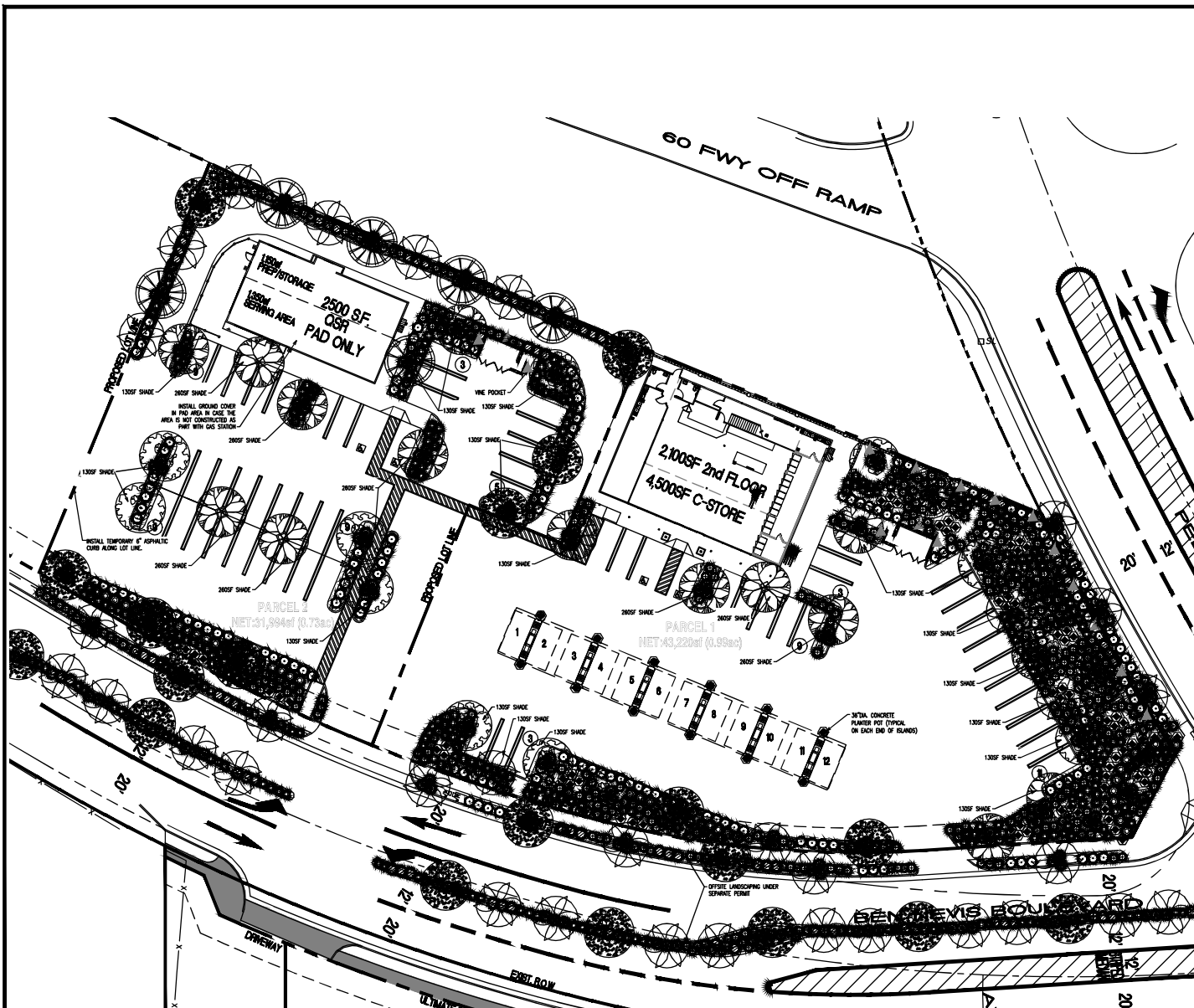
DRAWN BY: FCOHEN **CHECKED BY:** F. COHEN

PROJECT NUMBER: 17017

STORE NUMBER: Chevron

SHEET:

C.11



PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	W/L	SIZE	SPACING
	ROBINIA AMBIGUA "DAHENSIS"	IDAHO LOCUST	LOW	36" BOX	40' O.C.
	CERESIODONTALIS FOREST PAN	WESTERN REDBUD	LOW	24" BOX	20' O.C.
	GLEDITSIA TRACANTHOS	HONEY LOCUST	LOW	24" BOX	40' O.C.
	QUERCUS ILEX	HOLLY OAK	LOW	24" BOX	20' O.C.
	PROSORIS HYBRID "HYVEND"	HYBRID MEQUITE	LOW	24" BOX	30' O.C.
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	LOW	5 GAL	3' O.C.
	ALOE STRATA	CORAL ALOE	LOW	5 GAL	3' O.C.
	SALVIA GREGGII	AUTUM SAGE	LOW	5 GAL	3' O.C.
	HESPERALOE PARVIFLORA	RED YUCCA	LOW	5 GAL	3' O.C.
	LEUCOPHYLLUM FRUTICOSUM	TEXAS SAGE	LOW	5 GAL	3' O.C.
	ROSEMARINUS OFFICINALIS	ROSEMARY	LOW	1 GAL	2' O.C.
	DROSANTHEMUM FLORIBUNDUM	ROSEA ICE PLANT	LOW	1 GAL	2' O.C.
	MERREMIA AUREA	MERREMIA (AUREA)	LOW	1 GAL	10' O.C.

**IRRIGATION CONCEPT: DRIP IRRIGATION WITH SINGLE HYDROZONE

PLANTING NOTES

- PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, THE WIDTH TWICE THE DIAMETER OF THE ROOTBALL AND 6" DEEPER THAN THE LENGTH OF THE ROOTBALL. EACH PLANT PIT SHALL BE BACKFILLED WITH THE FOLLOWING PREPARED SOIL MIX:
 - PART NITROBARIUM
 - PARTS NITROLOZED REDWOOD SHAVINGS
 - PARTS EXCAVATED SOIL
- PLANTING TABLETS SHALL BE APPLIED AS FOLLOWS:
 - TABLET PER 1 GALLON SIZE PLANT
 - TABLETS PER 5 GALLON SIZE PLANT
 - TABLETS PER 15 GALLON SIZE PLANT
- LARGER PLANT MATERIAL WILL BE GIVEN ONE (1) TABLET PER 1/2" DIAMETER OF TRUNK CALIPER

- PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PLANT PIT, FILL PREPARED SOIL AROUND BALL OF PLANT 1/2" DEEP AND INSERT PLANT TABLETS. COMPLETE BACKFILLING AND WATER IN THOROUGHLY.
- TURF AREAS SHALL BE ROTOTILLED 3" DEEP WITH 3 CUBIC YARDS NITROLOZED REDWOOD SHAVINGS PER 100 SQ FT AFTER ROTOTILL SOIL SHALL BE GRADDED SMOOTH

NOTE:

ALL SHRUB AND GROUNDCOVER AREAS TO RECEIVE 3" DEPTH SHREDDED BARK MULCH. SUBMIT SAMPLE TO CITY INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR TO CONDUCT THEIR OWN PLANT MATERIAL QUANTITY TAKEOFFS. CONTRACTOR TO CONDUCT IRRIGATION SYSTEM TAKEOFFS AND SUBMIT IRRIGATION SYSTEM TAKEOFFS TO THE CITY OF JURUPA VALLEY AND REQUEST A FINAL CITY INSPECTION OF THE MAINTAINED LANDSCAPE AND IRRIGATION INSTALLATION.

CITY OF JURUPA VALLEY NOTES:

THE PROJECT LANDSCAPE ARCHITECT SHALL CONDUCT A FIELD INSPECTION AT SUBSTANTIAL COMPLETION OF THE PROJECT TO VERIFY THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS IN COMPLIANCE WITH THE APPROVED DESIGN PLANS. THIS PRIOR TO BEGINNING THE CONTRACTS 1 YEAR MAINTENANCE PERIOD. THE PROJECT LANDSCAPE ARCHITECT SHALL THEN SUBMIT A CERTIFICATE OF COMPLIANCE LETTER TO THE CITY OF JURUPA VALLEY AND REQUEST A FINAL CITY INSPECTION OF THE MAINTAINED LANDSCAPE AND IRRIGATION INSTALLATION.

THE PROJECT LANDSCAPE ARCHITECT SHALL CONDUCT A FIELD INSPECTION AT COMPLETION OF THE PROJECT 1 YEAR MAINTENANCE PERIOD TO VERIFY THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS IN COMPLIANCE WITH THE APPROVED DESIGN PLANS AND IS HEALTHY AND FLOURISHING. THE PROJECT LANDSCAPE ARCHITECT SHALL THEN SUBMIT A CERTIFICATE OF COMPLIANCE LETTER TO THE CITY OF JURUPA VALLEY AND REQUEST A FINAL CITY INSPECTION OF THE MAINTAINED LANDSCAPE AND IRRIGATION INSTALLATION.

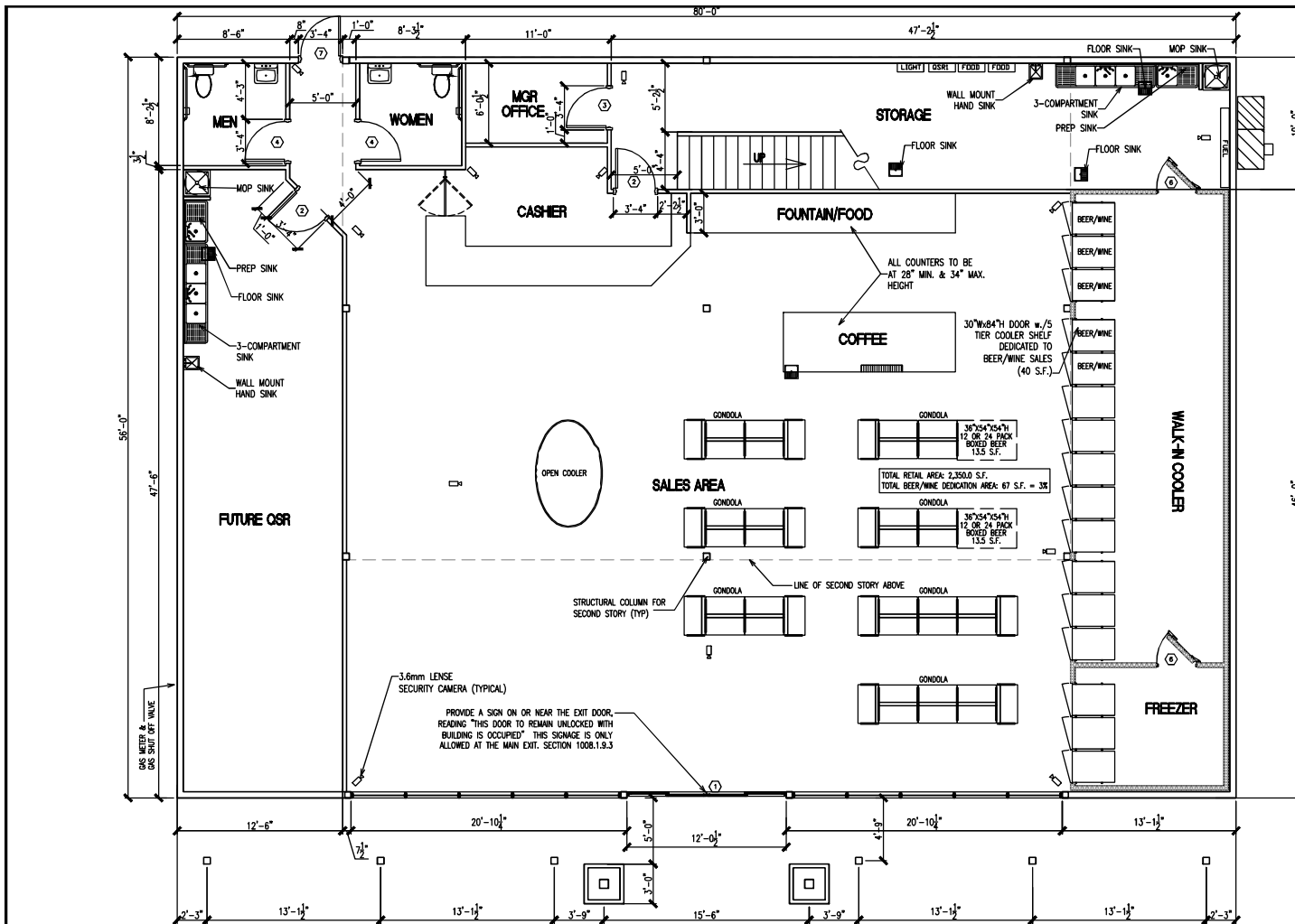
SHADING AREA CALCULATION	
TOTAL PARKING AREA:	9,558SF
50% SHADING REQUIRED FOR UNCOVERED AREAS:	9,558SF x 50% = 4,779SF
PARKING AREA SHADDED BY TREES:	4,810SF > 4,779SF
NOTE:	
THE SIZE OF TREES SHOWN AT 15 YEARS MATURITY PER RIVERSIDE COUNTY ORDINANCE (18" MAX. - 260SF)	

REVISIONS	
NO.	DATE
1	7/27/18
2	4/30/18
3	10/16/18

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PROJECT: APN: 169-031-008
 NW COR. PEDLEY • BEN NEVS BL
 JURUPA VALLEY, CA. 92509
CONCEPTUAL PLANTING PLAN

DATE ISSUED: 01/23/17
 SCALE: AS SHOWN
 DRAWN BY: F. COHEN
 CHECKED BY: F. COHEN
 PROJECT NUMBER: 17017
 STORE NUMBER: Chevron
 SHEET: L11





DOOR SCHEDULE

MARK	QTY.	TYPE	MTL DL	SIZE	MFR	HDW GROUP	REMARKS
①	1	ASTRO-SIDE R AUTOMATIC SLDR	GL/AL	14" 5" x 7" 8"	DOR-O-MATIC	A	ARMY WAREHOUSE WITH CHEMIST CORP. SECURE
②	1	HM INTERIOR	18	1 3/4" x 3" 0" x 6" 8"	UNIVERSAL	B	
③	1	HM INTERIOR	18	1 3/4" x 3" 0" x 6" 8"	UNIVERSAL	C	
④	2	HM INTERIOR	18	1 3/4" x 3" 0" x 6" 8"	UNIVERSAL	D	
⑤	1	HM EXTERIOR	18	1 3/4" x 3" 0" x 7" 0"	UNIVERSAL	E	EMERGENCY EXIT ONLY SEE DOOR FRAME IN SOLAR
⑥	1	INSULATED COOLER DOOR		3" 0" x 6" 8"	HUESSMAN		SEE COOLER SHEET FOR SPECIFICATIONS
⑦	1	HM EXTERIOR	18	1 3/4" x 3" 0" x 7" 0"	UNIVERSAL	F	

DOOR HARDWARE

GROUP	EQUIPMENT	UNIVERSAL PART NO.	SPECIFICATION
		LOC087	ALL ASSOCIATED HARDWARE SUPPLIED AND INSTALLED BY DOR-O-MATIC.
		LOC088	ACTUATOR-SPRING MOUNTED TENSION W/ LIGHT GRAY 4"X4" COUPLER.
		LOC089	POWER W/ 5-1/2" FLEX HANDBRAKE-2"X4"X4" COUPLER.
		LOC090	FALCON DRIVE-X SINGLE-CYLINDER SPRING (ACCESSIBLE) W/ INTERCHANGEABLE COIL SPRING. SEE HANDBRAKE FOR CHANGER MODEL. FALCON, EXTERIOR POWERED BY EXHAUST MOUNTED TO DRIVE SHAFT.
		LOC091	2 - CHANGE TOOL DOOR TO 1/2"X24"X4" (US320) WITH TURNING BUMPER. (CHEV CO, 222)
		LOC092	HAGER "ACCENT" PUSH PLATE, MODEL NO. 305, 4" X 1" 1/2" (US320 FINISH)
		LOC093	INSULATED FULL PLATE, PRE-CLIMBER (ACCESSIBLE)
		LOC094	FALCON DRIVE-X SINGLE CYLINDER SPRING (ACCESSIBLE) WITH INTERCHANGEABLE COIL SPRING
		LOC095	1 1/2" P/N HAGER HENDER 80-1129 4 1/2" X 1 1/2" (US320 FINISH)
		LOC096	1 1/2" P/N HAGER HENDER 80-1129 4 1/2" X 1 1/2" (US320 FINISH)
		LOC097	NATIONAL GUNDRUP PRODUCTS, INC. DOOR SPRING MODEL NO. 327 36"
		LOC098	1 - HAGER CONSOLE WALL STOP MODEL NO. 23840 (US320 WITH TURNING BUMPER)
		LOC099	2 - DOOR ROLLERS
		LOC100	HAGER "ACCENT" PUSH PLATE, MODEL NO. 305, 4" X 1" 1/2" (US320 FINISH)
		LOC101	HAGER "ACCENT" PUSH PLATE, MODEL NO. 305, 4" X 1" 1/2" (US320 FINISH)
		LOC102	INSULATED FULL PLATE, PRE-CLIMBER (ACCESSIBLE)
		LOC103	FALCON DRIVE-X SINGLE CYLINDER SPRING (ACCESSIBLE) WITH INTERCHANGEABLE COIL SPRING
		LOC104	1 1/2" P/N HAGER HENDER 80-1129 4 1/2" X 1 1/2" (US320 FINISH)
		LOC105	1 1/2" P/N HAGER HENDER 80-1129 4 1/2" X 1 1/2" (US320 FINISH)
		LOC106	NATIONAL GUNDRUP PRODUCTS, INC. DOOR SPRING MODEL NO. 327 36"
		LOC107	1 - HAGER CONSOLE WALL STOP MODEL NO. 23840 (US320 WITH TURNING BUMPER)
		LOC108	2 - DOOR ROLLERS
		LOC109	HAGER "ACCENT" PUSH PLATE, MODEL NO. 305, 4" X 1" 1/2" (US320 FINISH)
		LOC110	HAGER "ACCENT" PUSH PLATE, MODEL NO. 305, 4" X 1" 1/2" (US320 FINISH)
		LOC111	INSULATED FULL PLATE, PRE-CLIMBER (ACCESSIBLE)
		LOC112	FALCON DRIVE-X SINGLE CYLINDER SPRING (ACCESSIBLE) WITH INTERCHANGEABLE COIL SPRING
		LOC113	1 1/2" P/N HAGER HENDER 80-1129 4 1/2" X 1 1/2" (US320 FINISH)
		LOC114	1 1/2" P/N HAGER HENDER 80-1129 4 1/2" X 1 1/2" (US320 FINISH)
		LOC115	NATIONAL GUNDRUP PRODUCTS, INC. DOOR SPRING MODEL NO. 327 36"
		LOC116	1 - HAGER CONSOLE WALL STOP MODEL NO. 23840 (US320 WITH TURNING BUMPER)
		LOC117	2 - DOOR ROLLERS
		LOC118	HAGER "ACCENT" PUSH PLATE, MODEL NO. 305, 4" X 1" 1/2" (US320 FINISH)
		LOC119	HAGER "ACCENT" PUSH PLATE, MODEL NO. 305, 4" X 1" 1/2" (US320 FINISH)
		LOC120	INSULATED FULL PLATE, PRE-CLIMBER (ACCESSIBLE)
		LOC121	FALCON DRIVE-X SINGLE CYLINDER SPRING (ACCESSIBLE) WITH INTERCHANGEABLE COIL SPRING
		LOC122	1 1/2" P/N HAGER HENDER 80-1129 4 1/2" X 1 1/2" (US320 FINISH)
		LOC123	1 1/2" P/N HAGER HENDER 80-1129 4 1/2" X 1 1/2" (US320 FINISH)
		LOC124	NATIONAL GUNDRUP PRODUCTS, INC. DOOR SPRING MODEL NO. 327 36"
		LOC125	1 - HAGER CONSOLE WALL STOP MODEL NO. 23840 (US320 WITH TURNING BUMPER)
		LOC126	2 - DOOR ROLLERS
		LOC127	HAGER "ACCENT" PUSH PLATE, MODEL NO. 305, 4" X 1" 1/2" (US320 FINISH)
		LOC128	HAGER "ACCENT" PUSH PLATE, MODEL NO. 305, 4" X 1" 1/2" (US320 FINISH)
		LOC129	INSULATED FULL PLATE, PRE-CLIMBER (ACCESSIBLE)
		LOC130	FALCON DRIVE-X SINGLE CYLINDER SPRING (ACCESSIBLE) WITH INTERCHANGEABLE COIL SPRING
		LOC131	1 1/2" P/N HAGER HENDER 80-1129 4 1/2" X 1 1/2" (US320 FINISH)
		LOC132	1 1/2" P/N HAGER HENDER 80-1129 4 1/2" X 1 1/2" (US320 FINISH)
		LOC133	NATIONAL GUNDRUP PRODUCTS, INC. DOOR SPRING MODEL NO. 327 36"
		LOC134	1 - HAGER CONSOLE WALL STOP MODEL NO. 23840 (US320 WITH TURNING BUMPER)
		LOC135	2 - DOOR ROLLERS
		LOC136	HAGER "ACCENT" PUSH PLATE, MODEL NO. 305, 4" X 1" 1/2" (US320 FINISH)
		LOC137	HAGER "ACCENT" PUSH PLATE, MODEL NO. 305, 4" X 1" 1/2" (US320 FINISH)
		LOC138	INSULATED FULL PLATE, PRE-CLIMBER (ACCESSIBLE)
		LOC139	FALCON DRIVE-X SINGLE CYLINDER SPRING (ACCESSIBLE) WITH INTERCHANGEABLE COIL SPRING
		LOC140	1 1/2" P/N HAGER HENDER 80-1129 4 1/2" X 1 1/2" (US320 FINISH)
		LOC141	1 1/2" P/N HAGER HENDER 80-1129 4 1/2" X 1 1/2" (US320 FINISH)
		LOC142	NATIONAL GUNDRUP PRODUCTS, INC. DOOR SPRING MODEL NO. 327 36"
		LOC143	1 - HAGER CONSOLE WALL STOP MODEL NO. 23840 (US320 WITH TURNING BUMPER)
		LOC144	2 - DOOR ROLLERS
		LOC145	HAGER "ACCENT" PUSH PLATE, MODEL NO. 305, 4" X 1" 1/2" (US320 FINISH)
		LOC146	HAGER "ACCENT" PUSH PLATE, MODEL NO. 305, 4" X 1" 1/2" (US320 FINISH)
		LOC147	INSULATED FULL PLATE, PRE-CLIMBER (ACCESSIBLE)
		LOC148	FALCON DRIVE-X SINGLE CYLINDER SPRING (ACCESSIBLE) WITH INTERCHANGEABLE COIL SPRING
		LOC149	1 1/2" P/N HAGER HENDER 80-1129 4 1/2" X 1 1/2" (US320 FINISH)
		LOC150	1 1/2" P/N HAGER HENDER 80-1129 4 1/2" X 1 1/2" (US320 FINISH)
		LOC151	NATIONAL GUNDRUP PRODUCTS, INC. DOOR SPRING MODEL NO. 327 36"
		LOC152	1 - HAGER CONSOLE WALL STOP MODEL NO. 23840 (US320 WITH TURNING BUMPER)
		LOC153	2 - DOOR ROLLERS
		LOC154	HAGER "ACCENT" PUSH PLATE, MODEL NO. 305, 4" X 1" 1/2" (US320 FINISH)
		LOC155	HAGER "ACCENT" PUSH PLATE, MODEL NO. 305, 4" X 1" 1/2" (US320 FINISH)
		LOC156	INSULATED FULL PLATE, PRE-CLIMBER (ACCESSIBLE)
		LOC157	FALCON DRIVE-X SINGLE CYLINDER SPRING (ACCESSIBLE) WITH INTERCHANGEABLE COIL SPRING
		LOC158	1 1/2" P/N HAGER HENDER 80-1129 4 1/2" X 1 1/2" (US320 FINISH)</

FLOOR PLAN NOTES

- [illegible]

REVISIONS

DESCRIPTION:

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DATE:	
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PROJECT:

NW COB PÉÑÍ EY • BENÍ NEVIS BI

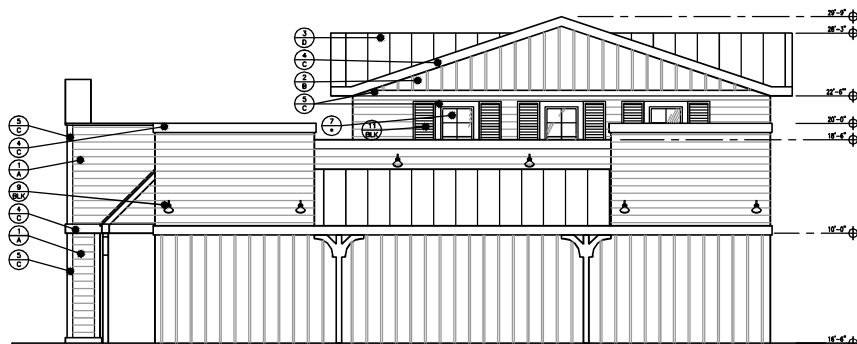
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A.1.2



FRONT ELEVATION

SCALE: 1/4"=1'-0"



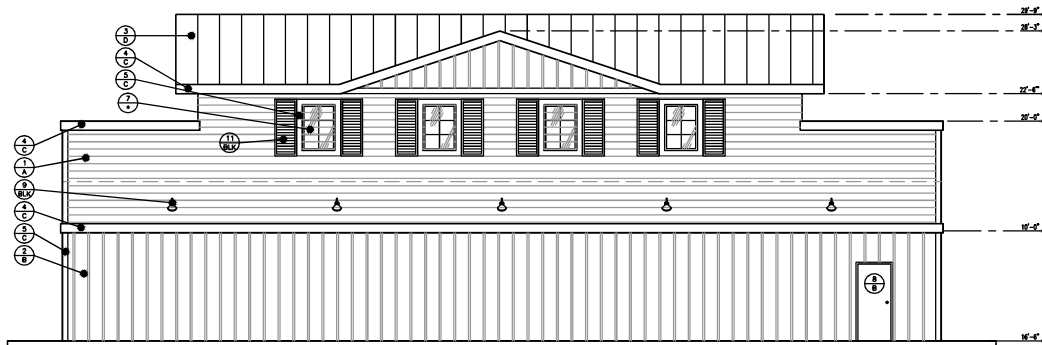
RIGHT ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"

COLOR

- A DURABUILT 440 SERIES GRAY
- B CERTAINTED STERLING GRAY
- C SHERWIN WILLIAMS HIGH REFLECTIVE WHITE SW 7757
- D MS METAL SALES COLONIAL RED W75

MATERIAL

- 1 DURABUILT 440 SERIES VINYL SIDING
- 2 CERTAINTED 7"-8" SINGLE BATT N BOARD
- 3 MS METAL SALES MINI BATTEN 1.5" STANDING SEAM ROOF
- 4 2X10 TREATED WOOD TRIM
- 5 2X6 TREATED WOOD TRIM
- 6 8X8 COLUMNS WITH 6X8 TOP CORBEL
- 7 TEMPERED GLASS STORE FRONT DOORS & GLAZING
- 8 3X7 SOLID METAL DOOR
- 9 DECORATIVE GOOSE NECK LIGHTING
- 10 ILLUMINATED BUILDING SIGN
- 11 BLACK WINDOW FAUX WOOD SHUTTERS



REVISIONS		
NO.	DATE	DESCRIPTION
1	02/07/2018	ISSUED FOR PERMITS

CJC Design, Inc.
 11801 Pierce Street, Suite 246, Riverside, CA 92503
 Tel: (714) 992-9545
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 www.cjcdesign.com

PROJECT:
APN: 169-031-008
NW COR. PEDLEY • BEN NEVS BL
JURUPA VALLEY, CA 92509

PROPOSED BUILDING ELEVATIONS

DATE ISSUED: 01/23/17

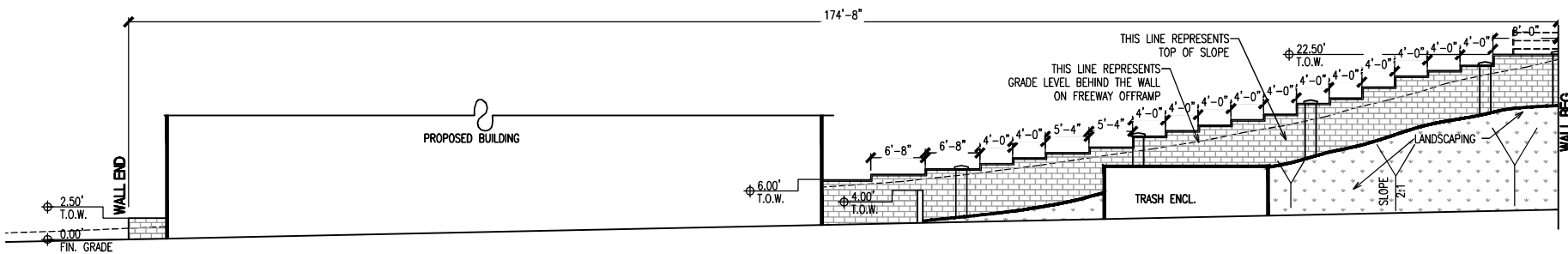
SCALE:

DRAWN BY: FCOHEN **CHECKED BY:** F. COHEN

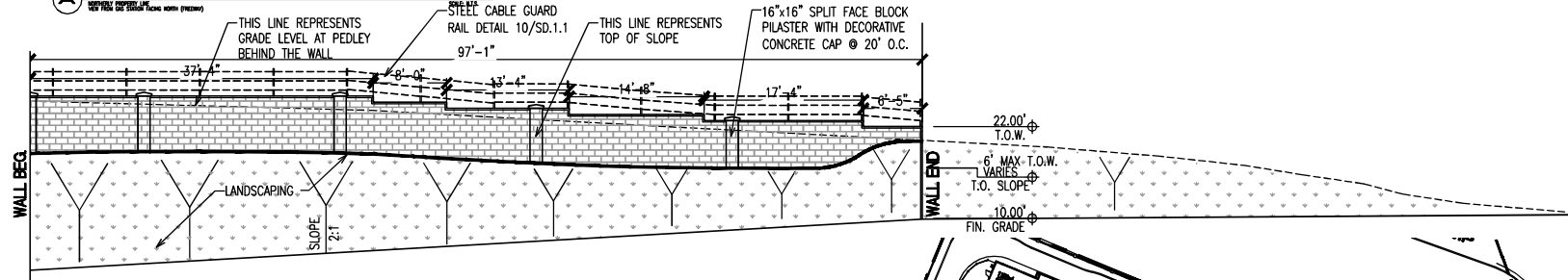
PROJECT NUMBER: 17017

STORE NUMBER: Chevron

SHEET:



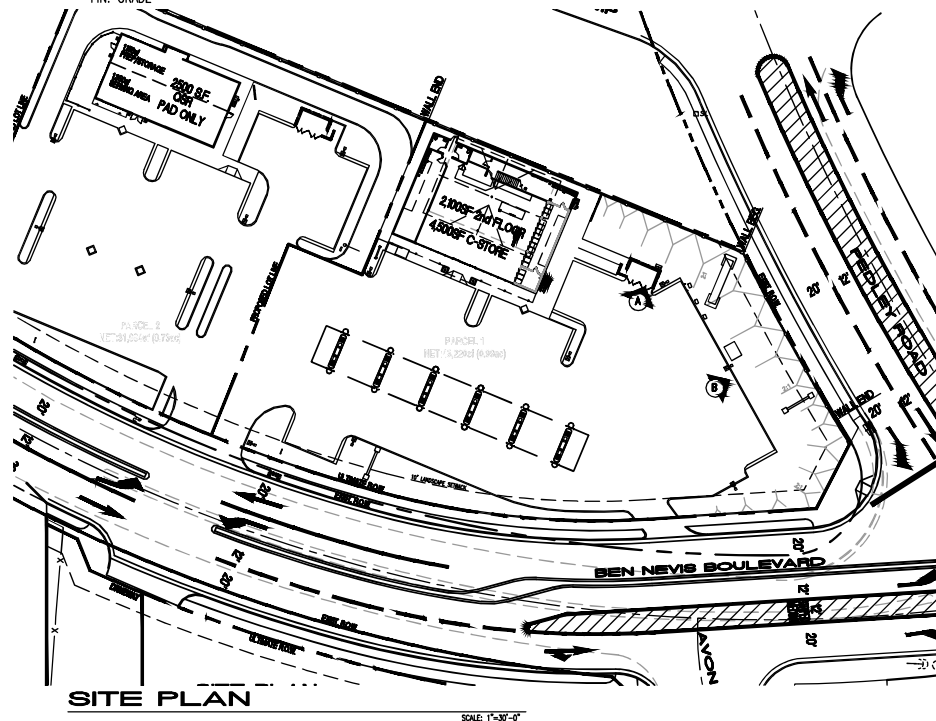
A NORTH FENCE WALL ELEVATION



B EAST FENCE WALL ELEVATION



MATERIAL SAMPLE



SITE PLAN

REVISIONS			
NO.	DATE	REVISION	BY
1	05/07/2018	REVISED FOR PERMITS	
2	05/14/18	REVISED FOR PERMITS	

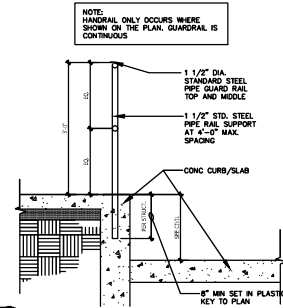
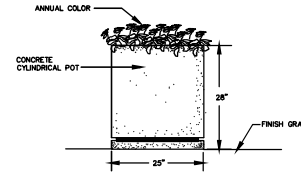
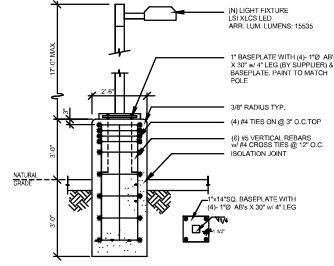
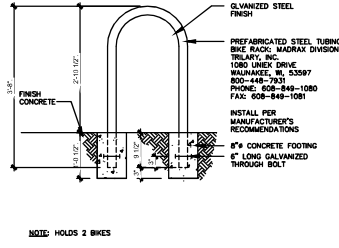
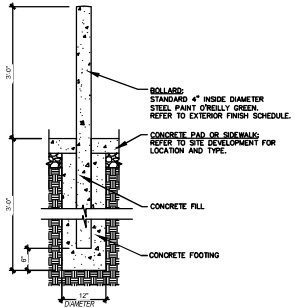
CJC Design, Inc.
 11801 Pierce Street, Suite 246, Riverside, CA 92505
 Tel: (714) 992-3650
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 www.cjcdesign.com



PROJECT:
APN: 169-031-008
NW COR. PEDLEY • BEN NEVIS BL
JURUPA VALLEY, CA. 92509

WALL PLAN

DATE ISSUED: 01/23/17
SCALE:
DRAWN BY: FCOHEN **CHECKED BY:** F. COHEN
PROJECT NUMBER: 17017
STORE NUMBER: Chevron
SHEET: A22



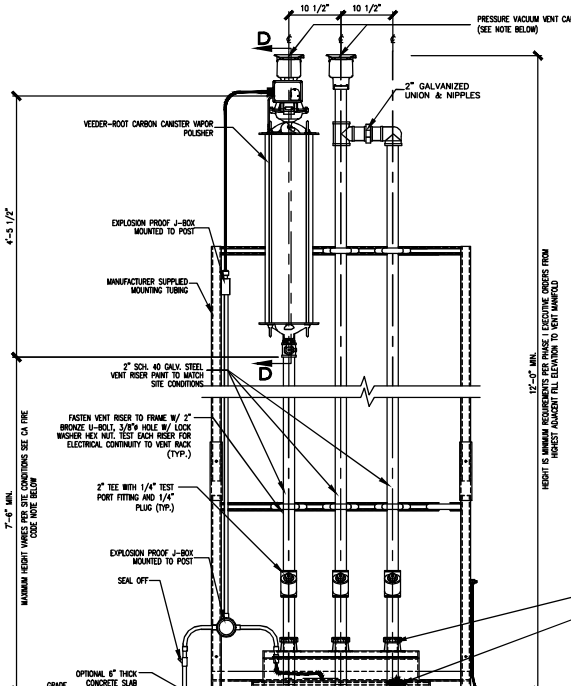
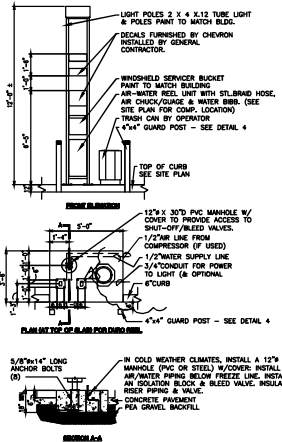
1 BOLLARD DETAIL
SD.11 SCALE: 3/4" = 1'-0"

2 BIKE RACK DETAIL
SD.11 SCALE: 3/4" = 1'-0"

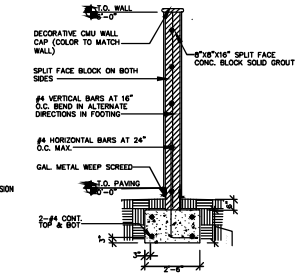
3 LIGHT POLE DETAIL
SD.11 SCALE: 3/4" = 1'-0"

4 PLANTER POT
SD.11 SCALE: 3/4" = 1'-0"

5 GUARDRAIL
SD.11 SCALE: 3/4" = 1'-0"

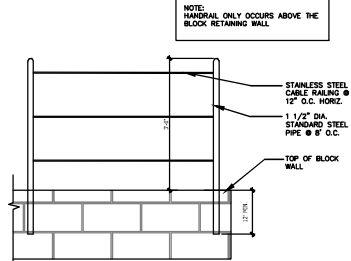


8 DECORATIVE CONCRETE AT D.W.
SD.11 SCALE: 3/4" = 1'-0"



9 BLOCK WALL DETAIL
SD.11 SCALE: 3/4" = 1'-0"

6 AIR/WATER DETAIL
SD.11 SCALE: 3/4" = 1'-0"



10 BLOCK WALL GUARDRAIL
SD.11 SCALE: 3/4" = 1'-0"

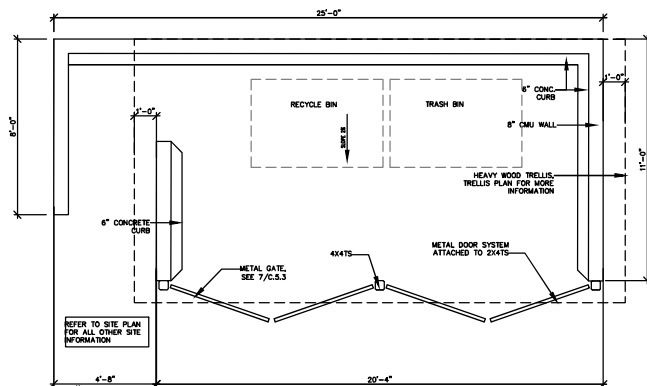
NO.	DATE	DESCRIPTION
1	08/16/18	REvised PER PLANNING

REVISIONS

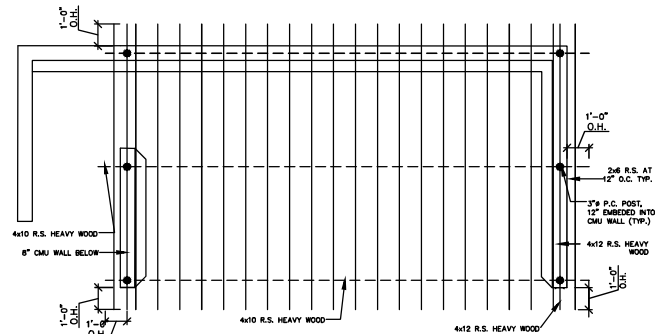
CJC Design, Inc.
11801 Pierce Street, Suite 246, Riverside, CA 92505
Tel: (951) 507-2532
www.cjcdesign.com



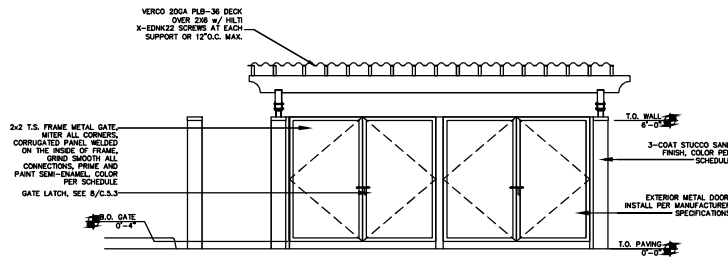
PROJECT:	APN: 169-031-008 NW COR. PEDLEY • BEN NEWS BL. JURUPA VALLEY, CA. 92509
DATE ISSUED:	01/23/17
SCALE:	
DRAWN BY:	F. COHEN
CHECKED BY:	F. COHEN
PROJECT NUMBER:	17017
STORE NUMBER:	Chevron
SHEET:	SD.11



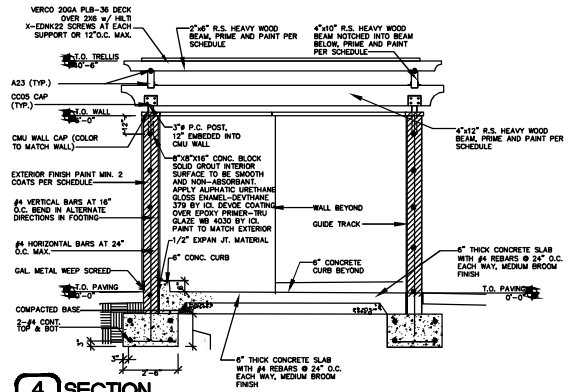
1 T.E. FLOOR PLAN
C.S.3 SCALE 6/8" = 1'-0"



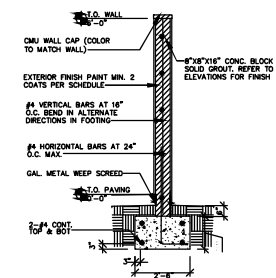
2 T.E. TRELLIS PLAN
C.S.3 SCALE 6/8" = 1'-0"



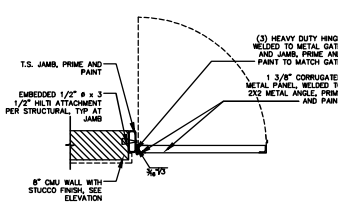
3 TRASH ENCLOSURE ELEV.
C.S.3 SCALE 6/8" = 1'-0"



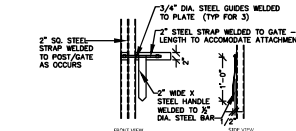
4 SECTION
C.S.3 SCALE 6/8" = 1'-0"



6' H SCREEN WALL
C.S.3 SCALE 6/8" = 1'-0"



7 GATE HINGE
C.S.3 SCALE 6/8" = 1'-0"



8 GATE LATCH
C.S.3 SCALE 6/8" = 1'-0"

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04/07/2018	REVISED PER PLANNING	

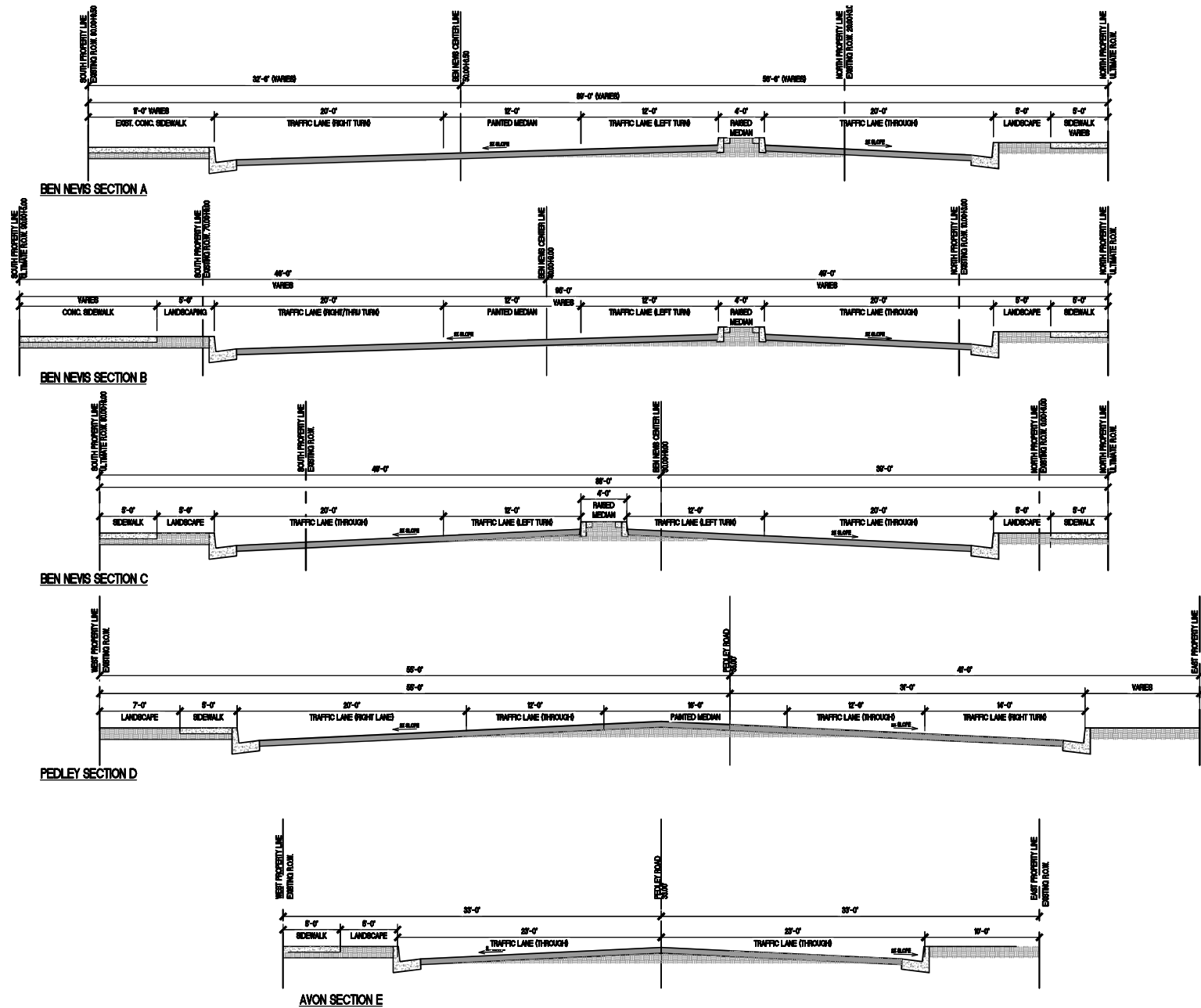
CJC Design, Inc.
11801 Pierce Street, Suite 246, Riverside, CA 92503
Tel: (714) 991-2650
Fax: (714) 991-2650
www.cjcdesign.com



PROJECT:
APN: 169-031-008
NW COR. PEDLEY • BEN NEVS BL
JURUPA VALLEY, CA 92509

DATE ISSUED: 01/23/17
SCALE:
DRAWN BY: FCOHEN
CHECKED BY: F. COHEN
PROJECT NUMBER: 17017
STORE NUMBER: Chevron

SHEET: SD.12



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	09/16/18	REVISED PER ENGINEERING	

CJC Design, Inc.
 11801 Pierce Street, Suite 246, Riverside, CA 92505
 Tel: (714) 992-9540
 Fax: (714) 992-9540
 www.cjcdesign.com

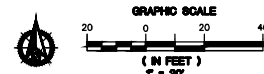


PROJECT:
 APN: 169-031-008
 NW COR. PEDLEY • BEN NEVS BL
 JURUPA VALLEY, CA 92509

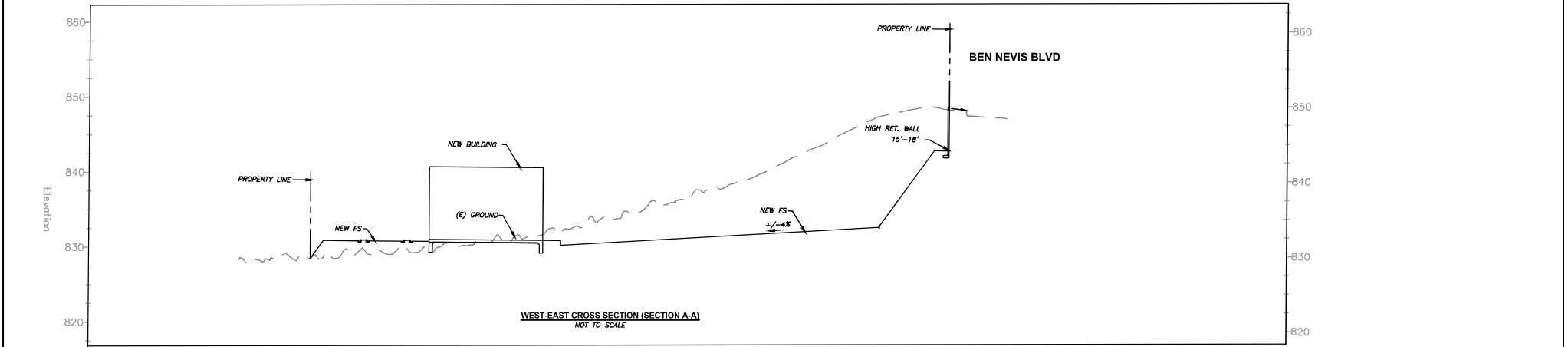
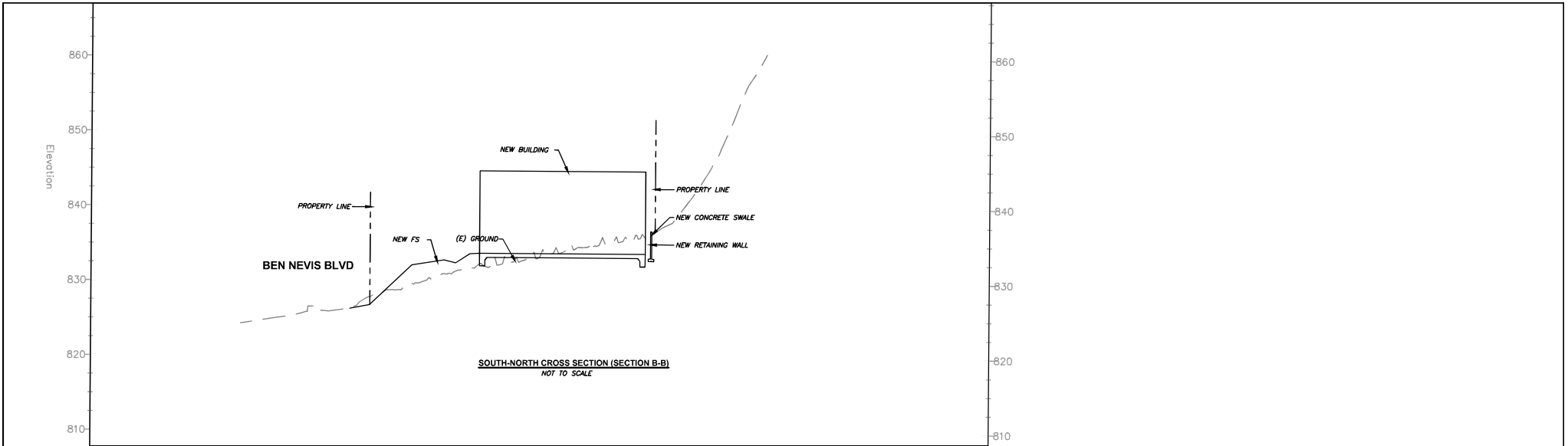
STREET SECTIONS

DATE ISSUED:	01/23/17
SCALE:	
DRAWN BY:	FCOHEN
CHECKED BY:	F. COHEN
PROJECT NUMBER:	17017
STORE NUMBER:	Chevron

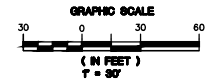
C.31






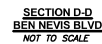
SHEET NO.	3
OF 7 SHEETS	
PLAN NO.	XXX

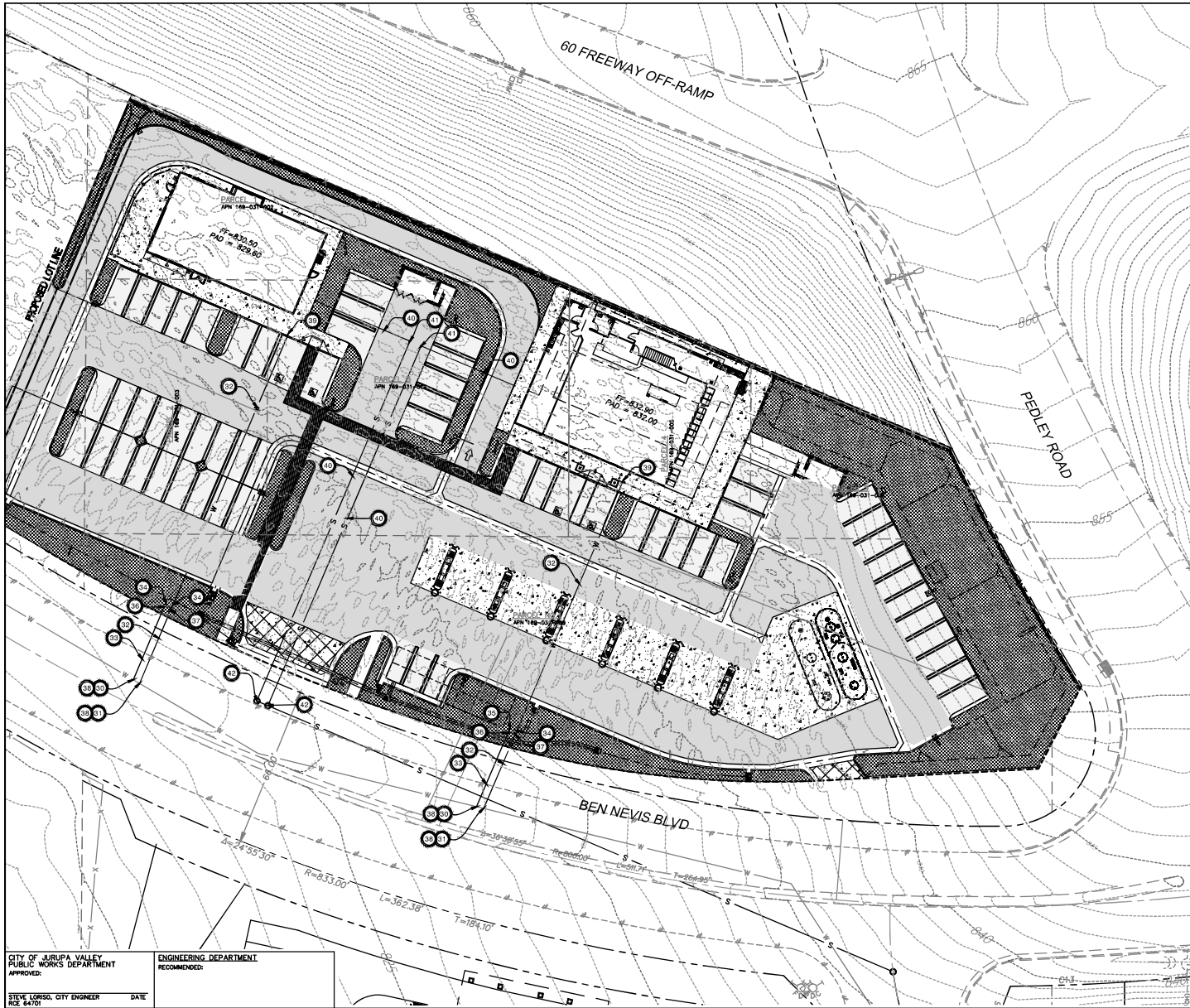


CITY OF JURUPA VALLEY PUBLIC WORKS DEPARTMENT APPROVED: _____ DATE: _____	ENGINEERING DEPARTMENT RECOMMENDED: _____
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 Know what's below. Call before you dig.	NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNDER UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.	<table><tr><td>MARK</td><td>BY</td><td>DATE</td><td>APPROVE</td></tr><tr><td>REVISION</td><td>DESCRIPTION</td><td></td><td></td></tr></table>	MARK	BY	DATE	APPROVE	REVISION	DESCRIPTION				PREPARED UNDER THE SUPERVISION OF: LOUIE M. MERCURIO, P.E. DATE: 08/16/2018	 CJC Design, Inc. Design Planning Permitting 22485 La Palma Ave, Suite 202, Yorba Linda, CA 92887 Tel: (714) 920-8643 Fax: (714) 917-1558 www.cjcorp.com	BENCHMARK: POINT ID: D05477 DESIGNED BY: METRO WATER DIST. SO. CALIFORNIA 1992 PELEY, 5.5 MILES SOUTH OF THE INTERSECTION OF MERRILL BL. AND PELEY ROAD AT THE SOUTHWEST CORNER OF PELEY ROAD AND GALENA ST. 100 FEET WEST OF THE CENTERLINE OF PELEY RD AND 63 FEET SOUTH OF THE CENTERLINE OF GALENA ST. 26 FEET SOUTHWEST OF POWER POLE AND STRUCTURE.	MOBIL GAS STATION WITH C-STORE & CARWASH CITY OF JURUPA VALLEY CROSS SECTIONS	SHEET NO. 4 OF 7 SHEETS
			MARK	BY	DATE	APPROVE										
			REVISION	DESCRIPTION												
CITY PLAN NO. IPXX-XXX																

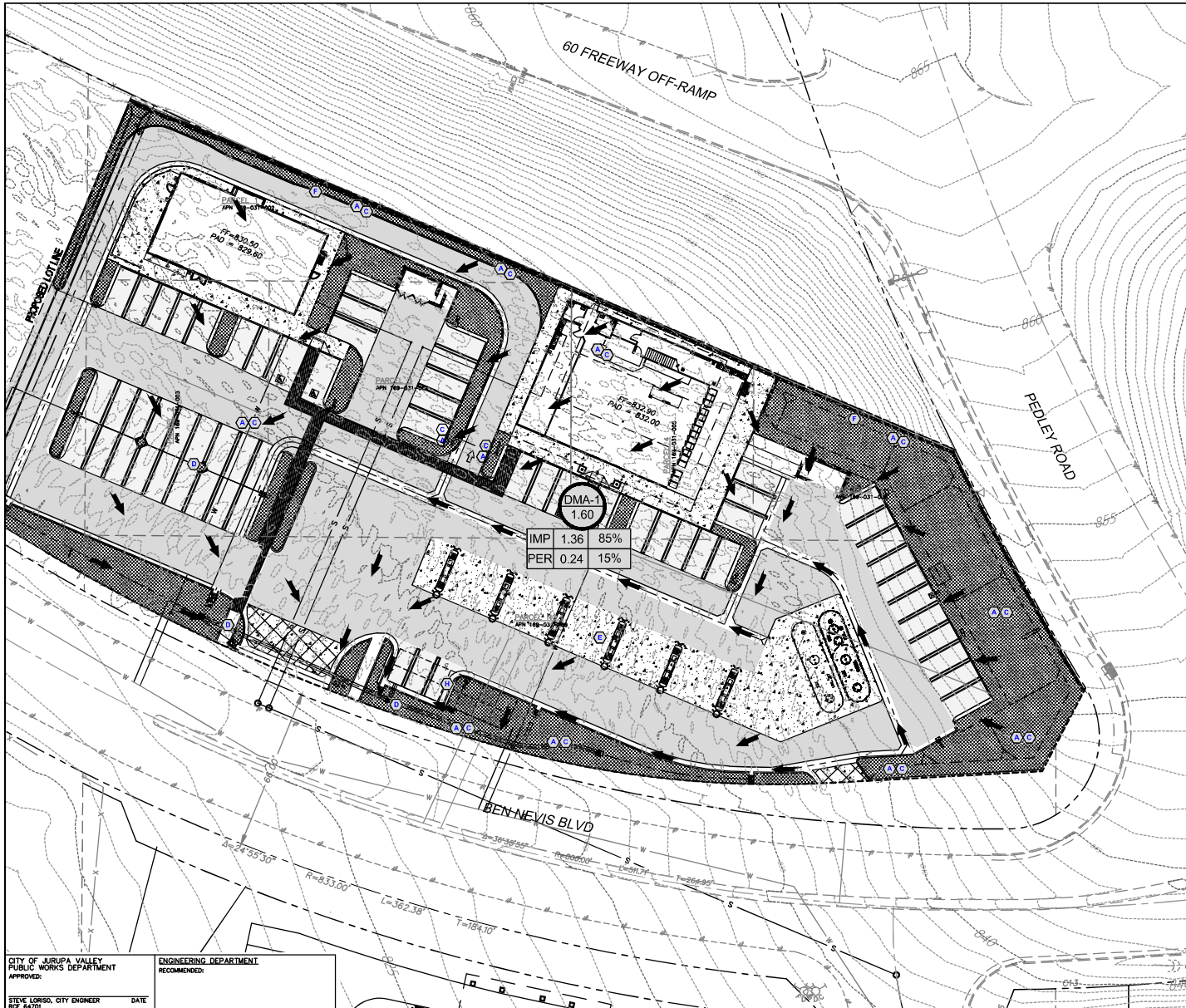
[illegible]



- WATER CONSTRUCTION NOTES:**
- 10. CONSTRUCT WATER SERVICE FOR DOMESTIC.
 - 11. CONSTRUCT WATER SERVICE FOR IRRIGATION.
 - 12. FURNISH AND INSTALL 2" PVC PIPE FOR DOMESTIC PER UNIFORM PLUMBING CODE.
 - 13. FURNISH AND INSTALL 1" PVC PIPE FOR IRRIGATION PER UNIFORM PLUMBING CODE.
 - 14. FURNISH AND INSTALL 2" BACKFLOW PREVENTER FOR DOMESTIC PER UNIFORM PLUMBING CODE.
 - 15. FURNISH AND INSTALL 1" BACKFLOW PREVENTER FOR IRRIGATION PER UNIFORM PLUMBING CODE.
 - 16. FURNISH AND INSTALL 1" WATER METER.
 - 17. FURNISH AND INSTALL 2" WATER METER.
 - 18. CONNECT TO EX. WATER MAIN.
 - 19. CAP PIPE.

- SEWER CONSTRUCTION NOTES:**
- 10. FURNISH AND INSTALL 6" PVC SDR35 SEWER PIPE.
 - 11. FURNISH AND INSTALL SEWER CLEANOUT.
 - 12. CONTRACTOR TO CONNECT TO EX. SEWER MAIN.

CITY OF JURUPA VALLEY PUBLIC WORKS DEPARTMENT APPROVED: _____ DATE: _____ STEVE LONSO, CITY ENGINEER RSE 4470		ENGINEERING DEPARTMENT RECOMMENDED: _____	
NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNDER UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN PERSON IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL. DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.			
MARK BY DATE REVISION DESCRIPTION		PREPARED UNDER THE SUPERVISION OF: LOUIE M. MERCURIO, P.E. DATE: 08/16/2018	
 CJC Design, Inc. Design Planning Permitting 22485 La Palma Ave, Suite 202, Yorba Linda, CA 92887 Tel: (714) 920-9643 Fax: (714) 917-1054 www.cjcorp.com		BENCHMARK: POINT ID: D0477 DESCRIBED BY METRO WATER DIST. SO. CALIFORNIA 1992 PEDLEY, 5.5 MILES SOUTH OF THE INTERSECTION OF MERRILL BL. AND PEDLEY ROAD AT THE SOUTHWEST CORNER OF PEDLEY ROAD AND GALENA ST. 262 FEET WEST OF THE CENTERLINE OF PEDLEY RD AND 63 FEET SOUTH OF THE CENTERLINE OF GALENA ST. 36 FEET SOUTHWEST OF POWER POLE AND OVERHEAD.	
 CITY OF JURUPA VALLEY PRELIMINARY UTILITY PLAN		MOBIL GAS STATION WITH C-STORE & CARWASH	
OF 7 SHEETS		SHEET NO. 6	
CHY PLAN NO. 1933-000			



PRINSCO Stormwater Retention/Detention System Design Aid

PROJECT DESCRIPTION
Project Name: NAC Pedley Road at San Marcos, Jurupa
Engineer: Louie M. Mercurio
Date: 08/16/2018
City/State: Jurupa, CA
Drawn By: Prinsco Rep

DESIGN CRITERIA
Pipe Type: 18" HDPE
Number of Lanes: 2
Filling Type: Fabricated
Base: California
Header Diameter: 36"
Lateral Diameter: 36"
System: 60" (H) OR 60" (L) Large

SYSTEM LAYOUT
NOTES:
Recommended flow capacity: 24 (CFS)
Recommended storage: 4 or 8 (CFS)

SYSTEM STORAGE
System Capacity: 400 (CFS)
Storm Storage: 400 (CFS)
Product Storage: 217 (CFS)
Total System Storage: 1,417 (CFS)
Required Storage: 1,417 (CFS)
Non-Minor Detention: 1,417 (CFS)

ASSISTANCE: For assistance with design, drawings or pricing please have your completed system design and ready, and contact your Prinsco sales representative.
Prinsco, Inc. | 1717 16th St NE | Willmar, MN 56201 | 320.222.6800 | 800.992.1725 | prinsco.com

- BEST MANAGEMENT PRACTICES:**
- SITE DESIGN**
- 1. SITE DESIGN AND LANDSCAPING PLANNING (SD-10)
 - 2. ROOF RUNOFF CONTROLS (SD-11)
 - 3. EFFICIENT IRRIGATION (SD-12)
 - 4. STORM DRAIN SYSTEM SIGNS (SD-13)
 - 5. FUELING AREAS (SD-30)
 - 6. TRASH ENCLOSURES (SD-32)
- NON-STRUCTURAL CONTROL**
EDUCATION FOR OWNERS
- TREATMENT CONTROL**
- 1. UNDERGROUND INFILTRATION GALLERIES
- FLOW DIRECTION

CITY OF JURUPA VALLEY
PUBLIC WORKS DEPARTMENT
APPROVED: _____ DATE: _____

STEVE LONISO, CITY ENGINEER
RHS 8/17/18

ENGINEERING DEPARTMENT
RECOMMENDED: _____

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNDER UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRINSCO ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRINSCO ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

MARK BY DATE
REVISION DESCRIPTION

APPROVE

LEGEND PROFESSIONAL SEAL
No. 75965
Exp. 06/30/2020
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
LOUIE M. MERCURIO, P.E.
DATE: 08/16/2018

CJC Design, Inc.
Design Planning Permitting
22485 La Palma Ave., Suite 202, Yorba Linda, CA 92887
Tel: (714) 920-9643
Fax: (714) 917-5256
www.cjcdesign.com

BENCHMARK:
POINT ID: 05477
DESIGNED BY: METRO WATER DIST. SD. CALIFORNIA 1992
PEDLEY, 6.5 MI. SOUTH OF THE INTERSECTION OF VERNON BL. AND PEDLEY ROAD AT THE SOUTHWEST CORNER OF PEDLEY ROAD AND GALENA ST. 100 FEET WEST OF THE CENTERLINE OF PEDLEY RD AND 63 FEET SOUTH OF THE CENTERLINE OF GALENA ST. 26 FEET SOUTH OF POWER POLE AND STRUCTURE.

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1" = 20'

MOBIL GAS STATION WITH C-STORE & CARWASH
CITY OF JURUPA VALLEY
PRELIMINARY WQMP

SHEET NO.
7
OF 7 SHEETS

CITY PLAN NO.
PWS-100

ATTACHMENT 8

Colored Elevations (not dated)



FRONT ELEVATION



RIGHT ELEVATION



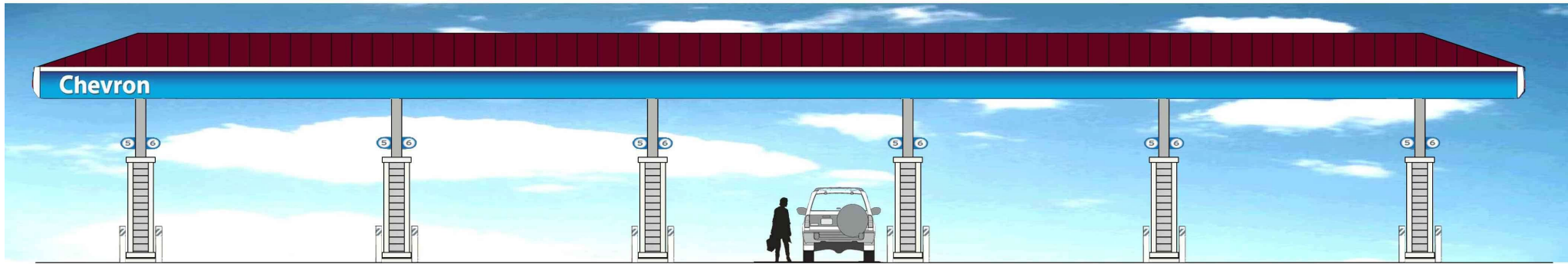
LEFT ELEVATION



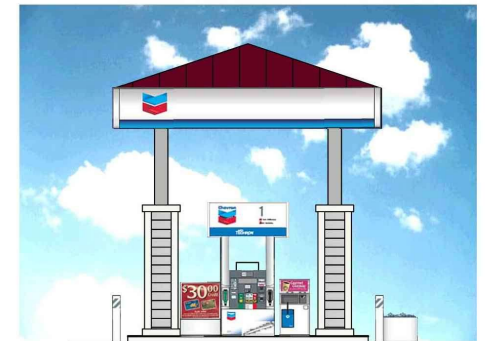
REAR ELEVATION



SW Corner of Pedley • Ben Nevis, Jurupa Valley, CA



01 SOUTH ELEVATION
 CA.1.1 SCALE: 3/16"=1'-0" (NORTH ELEVATION OPPOSITE—NO SIGN)



02 EAST ELEVATION
 CA.1.1 SCALE: 3/16"=1'-0" (WEST ELEVATION OPPOSITE)



SW Corner of Pedley • Ben Nevis, Jurupa Valley, CA

ATTACHMENT 9

Tentative Parcel Map (last revision date: 8/17/18)

TENTATIVE PARCEL MAP NO. 37483

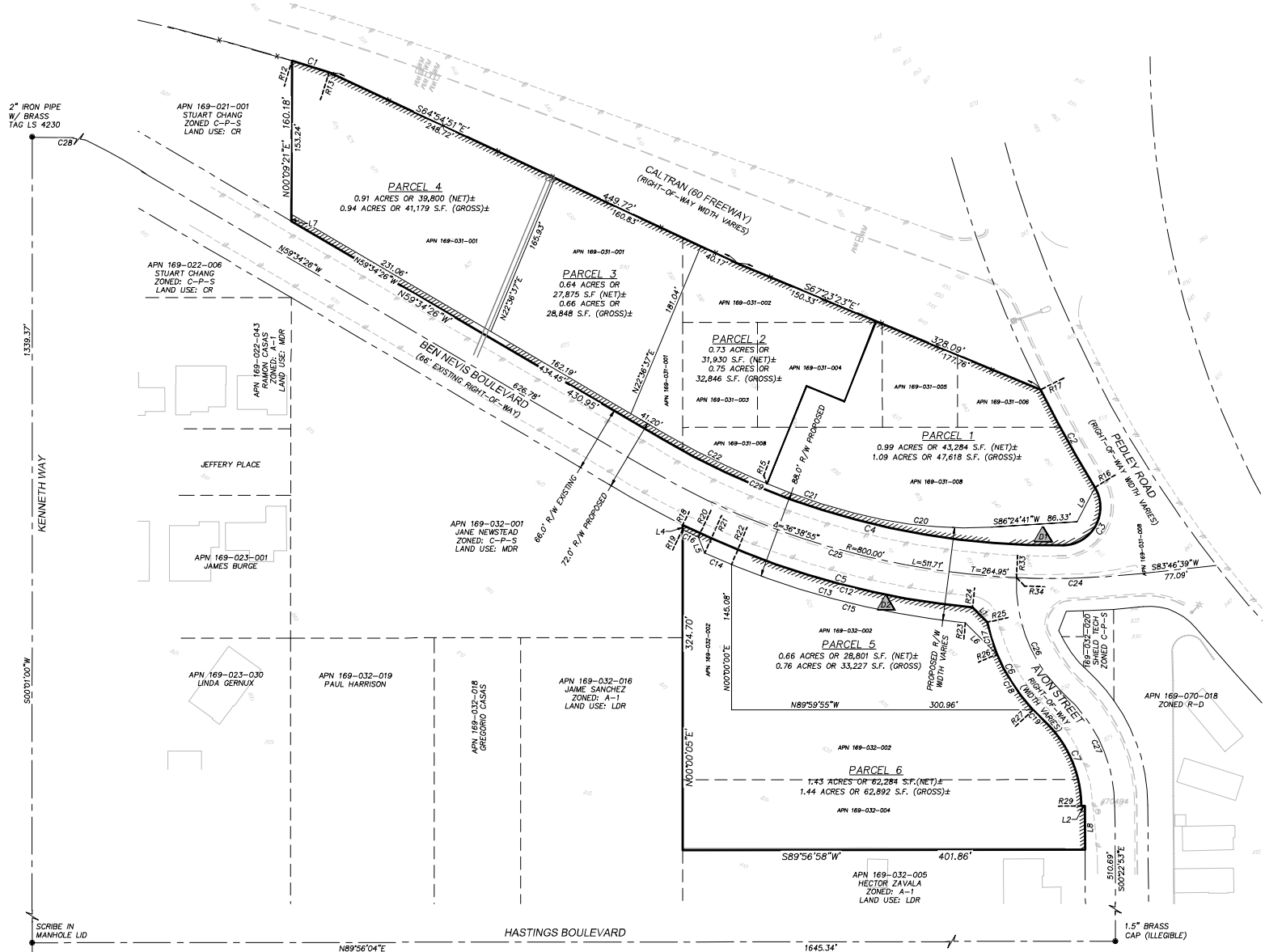
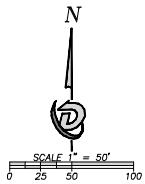
CITY OF JURUPA VALLEY, RIVERSIDE COUNTY, CALIFORNIA

Line #	Direction	Length
L1	S45°27'00"E	20.48'
L2	N89°37'07"E	3.00'
L4	N0°00'06"E	4.46'
L5	N21°33'50"W	17.32'
L6	S45°27'00"E	44.54'
L7	S0°09'21"W	6.95'
L8	S0°22'53"E	43.73'
L9	S2°27'03"W	38.45'

Line #	Direction
R12	N16°49'25"E
R13	N17°44'22"E
R15	S22°00'40"W
R16	S58°19'15"W
R17	S63°25'24"W
R18	S26°19'36"W
R19	S26°11'29"W
R20	S24°59'43"W
R21	S24°08'48"W
R22	S22°01'33"W
R23	S5°53'08"W
R24	S5°30'04"W
R25	S78°08'58"W
R26	S67°34'17"W
R27	S46°46'18"W
R29	N89°37'07"E
R33	S2°34'46"W
R34	N87°24'57"W

Curve #	Radius	Delta	Length	Tangent
C1	2447.00'	0°54'58"	39.12'	19.56'
C2	1255.00'	5°06'09"	111.77'	55.92'
C3	38.00'	120°53'39"	80.18'	67.02'
C4	767.00'	31°12'39"	417.81'	214.23'
C5	833.00'	20°49'33"	302.78'	153.08'
C6	183.00'	35°54'01"	114.66'	59.28'
C7	117.00'	47°22'10"	96.73'	51.32'
C12	833.00'	20°49'33"	302.78'	153.08'
C13	849.00'	18°15'40"	270.59'	136.45'
C14	849.00'	1°58'15"	29.20'	14.60'
C15	849.00'	16°17'25"	241.39'	121.51'
C16	837.00'	1°11'46"	17.47'	8.74'
C17	183.00'	10°34'41"	33.79'	16.94'
C18	183.00'	20°47'59"	66.43'	33.59'
C19	183.00'	4°31'20"	14.44'	7.23'
C20	423.00'	16°38'11"	137.62'	69.42'
C21	758.62'	6°57'47"	92.20'	46.15'
C22	758.62'	8°26'21"	111.74'	55.97'
C24	800.00'	8°48'07"	122.90'	61.57'
C25	800.00'	2°55'04"	388.81'	198.33'
C26	150.00'	50°20'05"	131.78'	70.48'
C27	150.00'	47°22'10"	124.01'	65.80'
C28	1250.00'	30°28'31"	664.87'	340.50'
C29	758.62'	15°24'09"	203.93'	102.59'

LEGEND	
	CENTERLINE
	SUBJECT PROPERTY
	PROPOSED RIGHT-OF-WAY
	RIGHT-OF-WAY LINE
	ADJOINING PROPERTY
	CONCRETE CURB & GUTTER
	SCREEN WALL
	EDGE OF ASPHALT
	RESTRICTED ACCESS
	STREET LIGHT PULLBOX
	STREET LIGHT
	SANITARY SEWER MANHOLE
	WATER METER
	FIRE HYDRANT
	REMOTE FDC
	STORM DRAIN DROP INLET
	FOUND MONUMENT AS NOTED
	7,602 S.F. OFFERED FOR DEDICATION.
	5,033 S.F. OFFERED FOR DEDICATION.



Underground Service Alert
Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The person preparing these plans is responsible for obtaining the necessary and appropriate information from the City of Jurupa Valley. It is the responsibility of the preparer to ensure that the information is accurate and that the plans are in compliance with the applicable laws and regulations.

DATE: 8/17/18	BY: MN	ADDRESS COMMENTS IN LETTER FROM CITY JURUPA VALLEY DATED 8/16/18	DATE: 8/17/18	BY: MN	ADDRESS COMMENTS IN LETTER FROM CITY JURUPA VALLEY DATED 8/17/18
DATE: 8/17/18	BY: MN	ADDRESS COMMENTS IN LETTER FROM CITY JURUPA VALLEY DATED 8/17/18	DATE: 8/17/18	BY: MN	ADDRESS COMMENTS IN LETTER FROM CITY JURUPA VALLEY DATED 8/17/18
SURVEYOR		REVISIONS	DATE		QTY

CITY OF JURUPA VALLEY
CITY ENGINEER
APPROVED BY: _____
DATE: _____

SEAL ENGINEER
SALEM
engineering group, inc.
11650 MISSION PARK DRIVE, SUITE 108
RANCHO CUCAMONGA, CA 91730
TEL 909.980.6455

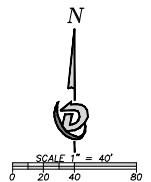
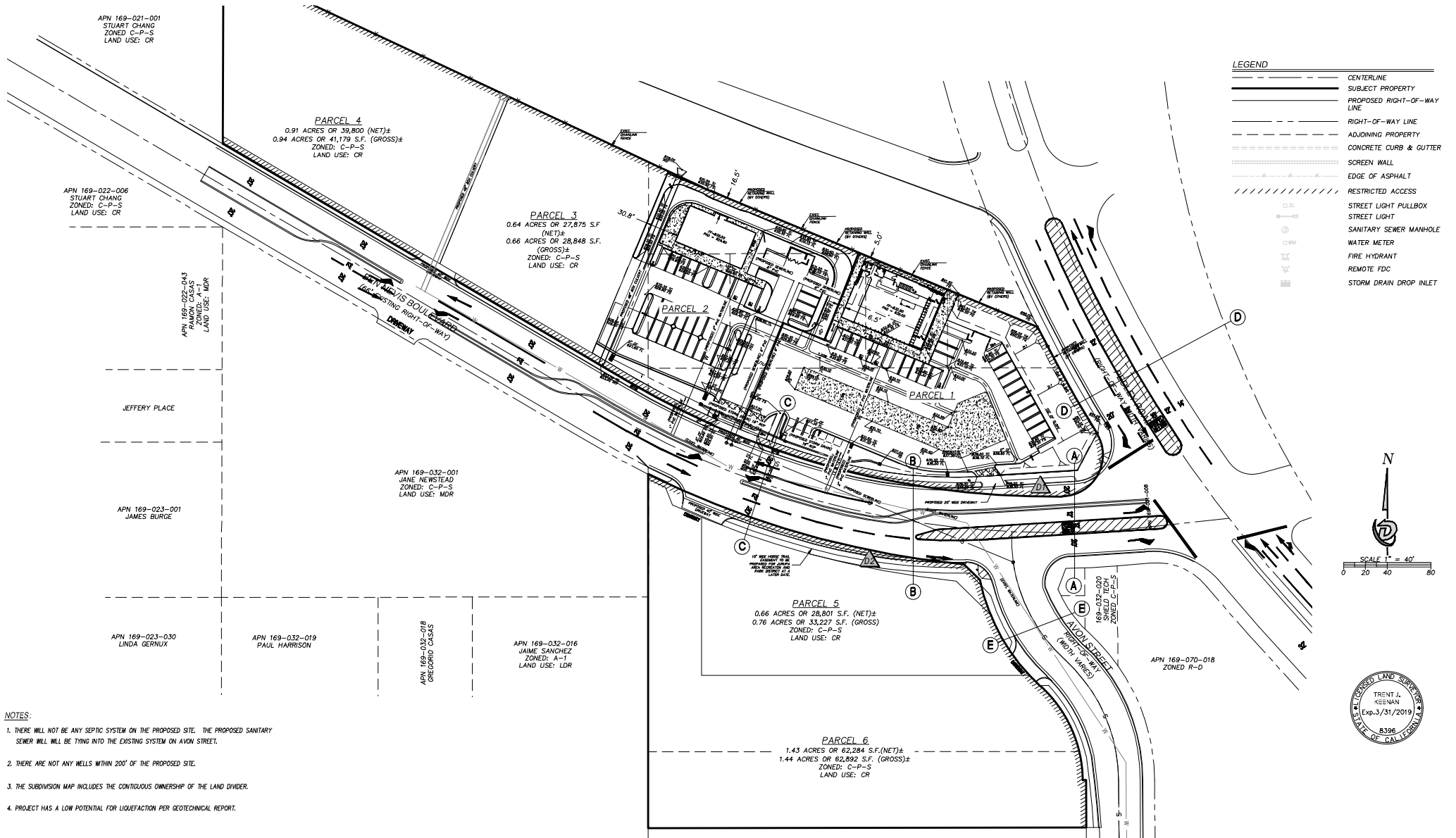
PREPARED BY: TRENT J. KEENAN
L.S. NO. 8396
DATE: _____

CITY OF JURUPA VALLEY
TENTATIVE PARCEL MAP NO. 37483
FOR SHIELD TECH, LLC
W.D. 170113
QTY FILE NO.

SHEET NO. 2
OF 4 SHEETS

TENTATIVE PARCEL MAP NO. 37483

CITY OF JURUPA VALLEY, RIVERSIDE COUNTY, CALIFORNIA



Underground Service Alert

Call: TOLL FREE
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.				CITY OF JURUPA VALLEY CITY ENGINEER APPROVED BY: _____ DATE: _____		SEAL ENGINEER 11650 MISSION PARK DRIVE, SUITE 108 RANCHO CUCAMONGA, CA 91730 TEL 909.980.6455		CITY OF JURUPA VALLEY TENTATIVE PARCEL MAP NO. 37483		SHEET NO. 3 OF 4 SHEETS
PREPARED BY: TRENT J. KEENAN DATE: _____				L.S. NO. 8396 DATE: _____		DATE PREPARED: _____ SCALE: 1" = 40' ± N/A		FOR: SHIELD TECH, LLC W.G. 170113		CITY FILE NO.
8/17/18 DATE: 8/17/18 BY: [Signature] SURVEYOR	8/17/18 DATE: 8/17/18 BY: [Signature] SURVEYOR	8/17/18 DATE: 8/17/18 BY: [Signature] SURVEYOR	8/17/18 DATE: 8/17/18 BY: [Signature] SURVEYOR	ADDRESS COMMENTS IN LETTER FROM CITY JURUPA VALLEY DATED 8/17/18 ADDRESS COMMENTS IN LETTER FROM CITY JURUPA VALLEY DATED 8/17/18	APP. DATE: _____ CITY: _____	REVISIONS CITY: _____		W.G. 170113		CITY FILE NO.

City of Jurupa Valley

STAFF REPORT

DATE: SEPTEMBER 17, 2020

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ROD BUTLER, CITY MANAGER
BY: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR

SUBJECT: AGENDA ITEM NO. 14.A

MASTER APPLICATION (MA) NO. 20090: CONSIDERATION OF A WAIVER OF THE MINIMUM AREA REQUIREMENT OF THE PROPOSED R-4 (PLANNED RESIDENTIAL) ZONE FOR A 25 LOT SINGLE-FAMILY SUB-DIVISION LOCATED AT THE SOUTHEAST CORNER OF MISSION BOULEVARD AND AGATE STREET (APN'S: 171-101-072 & 171-101-073) (APPLICANT: RC HOBBS COMPANIES)

RECOMMENDATION

That the City Council approve a waiver of the minimum project site area requirement in order to allow the applications for a proposed 25 single-family lot subdivision, including a Change of Zone to R-4 Zone (Planned Residential), to be processed at further public hearings and City Council action.

BRIEF PROJECT DESCRIPTION

The proposed project is a subdivision of a 5.32-acre vacant site into a 25 single-family lot community. It is proposed on the south side of Mission Boulevard and the east side of Agate Street. The required entitlements are Change of Zone and Tentative Tract Map.

FIGURE ONE – SITE LOCATION



BACKGROUND

WAIVER TO THE MINIMUM AREA REQUIREMENT FOR AN R-4 ZONE. On July 18, 2019, the City Council adopted Ordinance No. 2019-08, which amended Sec. 9.100.030 *Minimum area for zone* to include waiver procedures. The R-4 Zone requires a project site to be at least 9 acres in order to apply the R-4 Zone, unless the City Council grants a waiver. The entire Waiver process requires Planning Commission's recommendation and City Council action.

PLANNING COMMISSION RECOMMENDATION. On August 12, 2020, the Planning Commission voted 4-1 to recommend that the Council approve of the waiver. They also discussed the mixture of one and two-story homes, and a concern for the project's density in the area.

PRE-APPLICATION REVIEW (PAR). The applicant submitted a Pre-Application Review (PAR), MA19084, for a proposed 26 single-family lot subdivision in 2019 to receive preliminary comments prior to submitting a formal application. Exhibit A presents the location of the site.

On January 16, 2020, the City Council reviewed an informational agenda item that introduced the project for a proposed 26 single-family lot subdivision. The staff report and minutes are included as attachments. The City Council discussed the following items and provided feedback to the applicant:

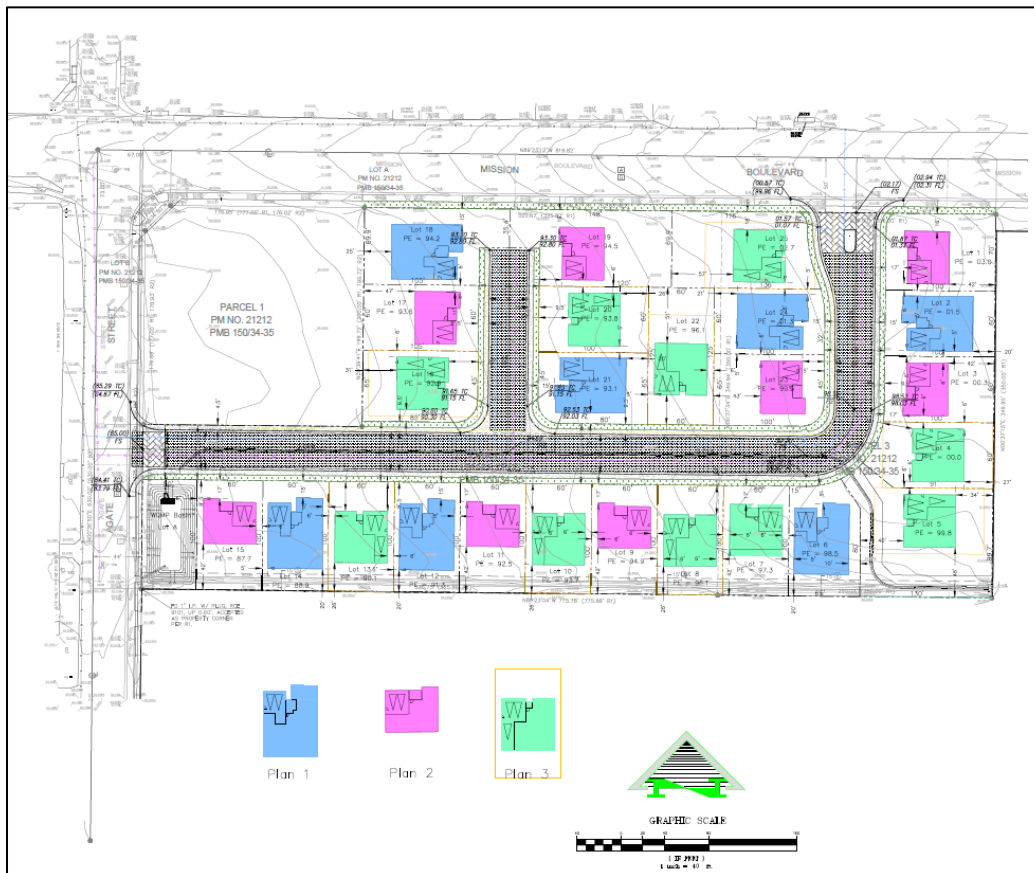
- Applicant to consider contributing to the construction of a traffic signal light at Mission Boulevard and Agate Street to allow for higher density.
- Applicant to consider modification to the project to include single-story homes.
- Applicant to consider an appropriate wall height to be constructed adjacent to the proposed auto parts store, under separate application, at the corner of Mission Boulevard and Agate Street.
- Proposed density of the project.
- Future improvements to the neighborhood.

TABLE 1: PROJECT INFORMATION	
Project Area	5.32 acres
General Plan Land Use Designation	CR (Commercial Retail)
Specific Plan	Not within a Specific Plan Area
General Plan Policy Area(s)	Mission Boulevard Policy Area (Community Development Overlay), Equestrian Lifestyle Protection Overlay
Zoning	C-1/C-P (General Commercial)
Existing Land Use	Vacant land

ANALYSIS

- I. CALIFORNIA ENVIRONMENTAL QUALITY ACT.** The City of Jurupa Valley has prepared an exemption per Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, in accordance with CEQA.
- II. PROPOSED PROJECT.** The applicant's Tentative Tract Map proposes a 25 single-family lot subdivision with a minimum lot size of 6,000 square feet. The average lot size is 6,824 square feet. The plotting plan, shown as Exhibit One, depicts a main entrance to the residential development via Mission Boulevard. The secondary entrance is via Agate Street. The project proposes high-quality architecture in Mission and Farmhouse style. These two architectural styles are appropriate for this region. Exhibits Two and Three presents one set of elevations. See the attached plans for the complete elevations.

EXHIBIT ONE - CONCEPTUAL PLOTTING PLAN



- III. GENERAL PLAN.** To approve the project's proposed residential project, average lot size, and neighborhood design, the property's zoning must be changed from C-1/C-P (General Commercial) to R-4 (Planned Residential). A General Plan Amendment is not required because it is within the Mission Boulevard Community Development Overlay (CDO).

The General Plan Community Development Overlay is applied to properties designated Commercial Retail (CR) along both sides of Mission Boulevard

between Bain Street and Jurupa Road, except for the Glen Avon Town Center parcels. The overlay provides property owners in the mid-block areas to have the choice of developing either commercial or residential. Corner properties are not included in the CDO, and thus must be developed with retail commercial uses. In order to develop residential in these mid-block areas, the development parcel size must be at least 5 acres. This project site is 5.32 acres.

EXHIBIT TWO - CONCEPTUAL ELEVATIONS – MISSION STYLE



EXHIBIT THREE - CONCEPTUAL ELEVATIONS – FARMHOUSE STYLE



This overlay was adopted as a part of the City's economic development policy to attract retail and commercial land uses not currently represented in the community. The properties that are designated commercial along Mission Blvd. are primarily shallow depth, narrow properties which, if developed with commercial uses, would result in a proliferation of driveways close together along Mission Blvd. Further, these small parcels will only support local, neighborhood serving commercial. The City's population is not sufficient to support the excessive amount of such local serving commercial zoning in this corridor. Thus, the overlay was intended to create an incentive to increase the mid-block residential within walking distance of the commercial nodes at street intersections, leading to a healthier climate to

attract new commercial. In addition, opportunities would be created to generate an economic stimulus for existing and future retail along the corridor, and encourage high quality infill development.

- IV. R-4 ZONE & WAIVER.** The proposed change of zone is from C-1/C-P (General Commercial) to R-4 (Planned Residential). The Waiver application is a request to waive the following development standard of the R-4 Zone:

Minimum Area for Zone. The R-4 Zone shall not be applied to any area containing less than nine (9) acres unless the City Council grants a waiver to the minimum area requirement for an R-4 Zone.

This project is 5.32 acres, thus an approved waiver is required to move forward with the processing of the applications for this project.

Process of the Waiver:

- a. Planning Commission recommendation to City Council (*completed*)
- b. City Council action (this agenda item)

Consideration for the waiver to the development standard does not entail an evaluation of the merits of the proposed project, but only whether or not to proceed with a formal evaluation process and public hearings. If the waiver is approved, the applicant can continue processing the applications and the City Council will have the opportunity again to approve or disapprove the project at the future public hearing(s).

If the waiver is denied, the proposed tract must be designed to be consistent with another residential zone. No other residential zone has a minimum area requirement for the project site. The only action before the City Council is to approve or deny the waiver of this R-4 development standard.

Staff's review of the initial submittal indicates the project is generally consistent with the R-4 development standards. One other requirement of the R-4 zone is the adoption of an R-4 Development Plan. A Development Plan consists of specific development standards, architectural design guidelines, and landscaping design guidelines for this residential community. The future homebuilder would be required to construct the residential community in accordance to the adopted standards and design guidelines of an adopted Development Plan.

CONCLUSION

Approval of the waiver would allow the applicant to design the project to implement the General Plan Community Development Overlay, meet the qualitative requirements of the R-4 zone and include an R-4 Development Plan. The new single-family residential development would be a compliment to, and revitalize, the surrounding neighborhood. In addition, it would have the ability to generate an economic stimulus for existing and future retail along the corridor, while encouraging future high-quality infill development.

FINANCIAL IMPACT

Staff time to process this application will be covered by a developer application deposit. No additional costs to the City are anticipated.

ALTERNATIVES

1. Recommended Action: Approval of the waiver of the minimum project site area requirement in order to allow the applications for a proposed 25 single-family lot subdivision, including a Change of Zone to R-4 Zone (Planned Residential), to be processed at further public hearings and City Council action.
2. Deny the waiver – No action, maintaining the status quo
3. Provide alternative direction to Staff.

Prepared by:




Thomas G. Merrell, AICP
Planning Director

Submitted by:



Rod B. Butler
City Manager

Reviewed by:



Connie Cardenas
Administrative Services Director

Reviewed by:



Peter M. Thorson
City Attorney

Attachments:

1. Ordinance No. 2019-08, amending Section 9.100.030 "Minimum Area for Zone" of Title 9 concerning limited waivers of the minimum area requirements for premises in the R-4 Zone
2. Draft Minutes for August 12, 2020 Planning Commission Meeting
3. Staff Report for Jan. 16, 2020 City Council meeting (without attachments)
4. Minutes for Jan. 16, 2020 City Council Meeting
5. Exhibits: Proposed TTM with Plotting

ATTACHMENT NO. 1

Ordinance No. 2019-08

ORDINANCE NO. 2019-08

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY,
CALIFORNIA, AMENDING SECTION 9.100.030
("MINIMUM AREA FOR ZONE") OF CHAPTER 9.100 ("R-
4 ZONE (PLANNED RESIDENTIAL)") OF TITLE 9
("PLANNING AND ZONING") OF THE JURUPA VALLEY
MUNICIPAL CODE CONCERNING LIMITED WAIVERS
OF THE MINIMUM AREA REQUIREMENTS FOR
PREMISES IN THE R-4 ZONE, AND FINDING AN
EXEMPTION FROM CEQA UNDER SECTION 15061(B)(3)
OF THE CEQA GUIDELINES**

**THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES ORDAIN AS
FOLLOWS:**

Section 1. Project Procedural Findings. The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

(a) At the March 21, 2019 regular City Council meeting, the City Council initiated an amendment to Section 9.100.030 ("Minimum Area For Zone") of Chapter 9.100 ("R-4 Zone (Planned Residential)") of Title 9 ("Planning and Zoning") of the Jurupa Valley Municipal Code, concerning the adoption of waiver procedures applicable to the minimum area requirement of nine (9) acres for premises in the R-4 Zone (the "Code Amendment") and requested that the Planning Commission study and report on the proposed Code Amendment, as set forth in this Ordinance.

(b) On May 22, 2019, the Planning Commission of the City of Jurupa Valley held a public hearing on the proposed Code Amendment set forth in this Ordinance, at which time all persons interested in the proposed Code Amendment had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing. At the conclusion of the Planning Commission hearings and after due consideration of the testimony, the Planning Commission adopted Resolution No. 2019-05-22-01 recommending that the City Council approve the proposed Code Amendment.

(c) On July 18, 2019, the City Council of the City of Jurupa Valley held a duly noticed public hearing on the proposed Code Amendment, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony the City Council closed the public hearing and duly considered the written and oral testimony received.

(d) All legal preconditions to the adoption of this Ordinance have occurred.

Section 2. CEQA Finding. The proposed Code Amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Code Amendment, permitting waivers of

the minimum area requirement for premises in the R-4 Zone and adopting standards for such waivers, will have a significant effect on the environment. The proposed Code Amendment is an administrative process of the City that will not result in direct or indirect physical changes in the environment because further environmental review, if required under CEQA, will be performed as applications for waivers are submitted to the City. The City Council has reviewed the administrative record concerning the proposed Code Amendment and the proposed CEQA exemption, and based on its own independent judgment, finds that the Code Amendment set forth in this Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3).

Section 3. Project Findings. The City Council hereby finds, as required by the Jurupa Valley Ordinances and applicable state law, that the proposed Code Amendment should be adopted because the proposed Code Amendment is consistent with the City of Jurupa Valley General Plan in that there is no change to the permitted uses or development standards for the lots of the R-4 Zone.

Section 4. Amendment to Section 9.100.030., Minimum Area for Zone. Section 9.100.030., Minimum Area for Zone, of Chapter 9.100, R-4 Zone (Planned Residential), of Title 9, Planning and Zoning, of the Jurupa Valley Municipal Code is hereby amended to read as follows:

"Sec. 9.100.030. - Minimum area for zone.

The R-4 Zone shall not be applied to any area containing less than nine (9) acres unless the City Council grants a waiver to the minimum area requirement for an R-4 zone. The waiver application shall be processed in accordance with Sec. 9.100.030 (1) and (2):

- (1) Waiver Application. Applications shall be made to the City Council on forms provided by the Planning Department, shall supply all required information, and shall be accompanied by the filing fee set forth in Chapter 3.65 for a Change of Zone application.
- (2) Processing Waiver Application.
 - (a) Planning Commission's Recommendation. The Planning Commission shall review the waiver request and make a recommendation to the City Council.
 - (b) Approving Body. The City Council is the approving body for the 9-acre area waiver.
 - (c) Approval of Waiver. The approval of the waiver application shall become effective upon a determination by the Planning Director that the corresponding Change of Zone application is complete. The approval of the waiver application shall become null and void upon either of the following:
 - (i) The application becomes inactive, or is abandoned for a period of ninety (90) days; or

(ii) The proposed development project has changed substantially from the approved conceptual development project of the waiver application.

The waiver period shall terminate upon City Council action on the change of zone application."

Section 5. Severability. If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

Section 6. Effect of Ordinance. This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside adopted by reference by the City of Jurupa Valley in conflict with the terms of this Ordinance.

Section 7. Certification. The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

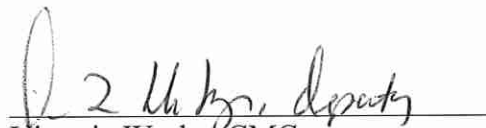
Section 8. Effective Date. This Ordinance shall take effect on the date provided in Government Code Section 36937.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Jurupa Valley on this 1st day of August, 2019.



Brian Berkson
Mayor

ATTEST:



Victoria Wasko, CMC
City Clerk

CERTIFICATION

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

I, Victoria Wasko, CMC, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2019-08 was regularly introduced at a regular meeting of the City Council held on the 18th day of July, 2019 and thereafter at a regular meeting held on the 1st day of August, 2019 it was duly passed and adopted by the following vote of the City Council:

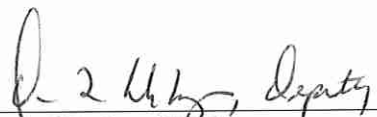
AYES: C. BARAJAS, L. BARAJAS, B. BERKSON, A. KELLY

NOES: NONE

ABSENT: M. GOODLAND

ABSTAIN: NONE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 1st day of August, 2019



Victoria Wasko, CMC
City Clerk

ATTACHMENT NO. 2

Draft Minutes for August 12, 2020
Planning Commission Meeting

Absent: None

6. PUBLIC HEARING - NONE

7. Commission Business

7.1 MASTER APPLICATION (MA) NO. 20090: CONSIDERATION OF A WAIVER OF THE MINIMUM AREA REQUIREMENT OF THE PROPOSED R-4 (PLANNED RESIDENTIAL) ZONE FOR A 25 SINGLE-FAMILY LOT SUBDIVISION

Mr. Chris Mallec, Associate Planner, provided a detailed PowerPoint presentation of a proposed subdivision of a 5.32-acre vacant site into a 25-lot single-family residential community and the requested waiver. The project is proposed near the southeast corner of Mission Boulevard and Agate Street. Mr. Mallec provided background of the proposed project and explained the request for a waiver of the minimum 9-acre project area requirement of the R-4 zone. Mr. Mallec summarized the recommendation.

COMMISSIONER DISCUSSION

- Request for confirmation of corner lot as commercial
- Consider a mixture of one and two story homes
- Concern for Density

Commissioner Moore moved, Commissioner Lopez seconded a motion to approve the recommendation to the City Council to approve the R-4 waiver in order to allow the applications for a proposed 25 single-family lot subdivision to be processed to public hearings and City Council action. The motion was approved 4-0-1

Ayes: Lopez, Moore, Pruitt, Silva

Noes: Newman

Abstained: None

Absent: None

7.2 REVIEW OF PROPOSED PLANS FOR TTM36823 (107-LOT SINGLE-FAMILY SUBDIVISION) TO COMPLY WITH CERTAIN CONDITIONS OF APPROVAL FOR THE PARADISE KNOLLS RESIDENTIAL COMMUNITY (MA14115) LOCATED ALONG LIMONITE AVENUE AND DOWNEY STREET

Mr. Chris Mallec, Associate Planner, provided a detailed PowerPoint presentation that included the proposed plans that were designed in conformance with Condition No. 15b of the adopted Paradise Knolls Specific Plan project (MA14115). Mr. Mallec explained that the plans must be approved by the Planning Commission prior to the recordation of the final map, TTM36823.

Mr. Tom Merrell, Planning Director, provided additional clarification on the requirement for tree preservation.

Mr. Edgar Gomez, Applicant, provided a summary of project features within the proposed housing development.

ATTACHMENT NO. 3

City Council Staff Report,
without Attachments (January 16, 2020)

City of Jurupa Valley

STAFF REPORT

DATE: JANUARY 16, 2020

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ROD BUTLER, CITY MANAGER

BY: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR

SUBJECT: AGENDA ITEM NO. 14.A

MA19084 (PRE-APPLICATION 19032): INFORMATIONAL ITEM REGARDING A PROPOSED 26-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AT THE SOUTHEAST CORNER OF MISSION BOULEVARD & AGATE STREET (APN'S: 171-101-072) (APPLICANT: RC HOBBS COMPANIES)

RECOMMENDATION

That the City Council receive a staff presentation to inform the City Council regarding the proposed project.

PROJECT DESCRIPTION

The Applicant ("Applicant" or "RC Hobbs Companies") submitted a request for a PAR (Preliminary Application Review) to receive an overview of potential issues and cost estimates for a conceptual plan to develop 26 detached single-family homes on two vacant parcels totaling 5.32 acres. Table 1 outlines the existing land use and zoning designations.

TABLE 1: PROJECT INFORMATION	
Project Area	5.32 acres
General Plan Land Use Designation	CR (Commercial Retail)
Specific Plan	Not within a Specific Plan Area
General Plan Policy Area(s)	Mission Boulevard Policy Area (Community Development Overlay), Equestrian Lifestyle Protection Overlay
Zoning	C-1/C-P (General Commercial)
Existing Land Use	Vacant land

LOCATION

The site is located south of Mission Boulevard and east of Agate Street. Surrounding land uses include residential and commercial uses to the north, vacant land to the east, and residential to the south and west. Exhibit 1 provides an aerial view of the project site. Attachment 2 provides the existing General Plan Land Use (GPLU) designations and zoning of the site and surrounding parcels.

EXHIBIT 1: LOCATION MAP



PROPOSAL

The applicant's conceptual plan proposes minimum lot-sizes of 6,000 square feet, project identification entry/exit points, and high-quality architecture with a complimentary streetscape (see Exhibits 2 & 3, Conceptual Site Plan and Conceptual Streetscape).

The conceptual plan, shown on Exhibit 2, depicts a main entrance into the residential development off of Mission Boulevard. The secondary entrance is off of Agate Street. The streetscape/elevation plan, shown on Exhibit 3, depicts mission and farmhouse style architecture with complimentary landscaping.

EXHIBIT 2: CONCEPTUAL SITE PLAN



EXHIBIT 3: CONCEPTUAL STREETSCAPE/ELEVATION PLAN



REQUIRED ENTITLEMENTS

The site's current General Plan Land Use Designation is Commercial Retail (CR) and the zoning designation is C-1/C-P (General Commercial). The project will require both a Tentative Tract Map and a Change of Zone to accommodate the proposed residential land use.

BACKGROUND

The property's zoning must be changed from C-1/C-P to R-4 (Planned Residential), to reflect both the project's proposed average lot size and neighborhood design. A General Plan Amendment is not required because of the Mission Boulevard Community Development Overlay (CDO).

The General Plan Community Development Overlay is applied to properties designated Commercial Retail (CR) along both sides of Mission Boulevard between Bain Street and Jurupa Road, except for the Glen Avon Town Center parcels. The overlay provides property owners in the mid-block areas to have the choice of developing commercial or residential. In order to develop residential in these mid-block areas, the development parcel size must be at least 5 acres.

This overlay was adopted as a part of the City's economic development policy to attract retail and commercial land uses not currently represented in the community. The properties that are designated commercial along Mission Blvd. are primarily shallow depth, narrow properties which, if developed with commercial uses, would result in a proliferations of driveways close together along Mission Blvd. Further, these small parcels will only support local, neighborhood serving commercial. The City's population is not sufficient to support the excessive amount of such local serving commercial in this corridor. Thus, the overlay was intended to create an incentive to increase the mid-block residential within walking distance of the commercial nodes at street intersections, leading to a healthier climate to attract new commercial.

The Mission Boulevard Commercial Corridor provides the opportunity for the City Council to change the zoning of parcels of at least 5 acres to low- or medium-density residential for interior mid-block lots, or for other properties within this overlay area, consistent with the General Plan and without the need for a General Plan Amendment. This option intends to create the opportunity to generate an economic stimulus for existing and future retail along the corridor and encourage high quality infill development.

Table 1 – Proposed Changes to Zoning

Existing Zoning	Proposed Zoning	Existing General Plan
C-1/C-P (General Commercial)	R-4 (Planned Residential)	CR (Commercial Retail)

Based on the proposed lot sizes of 6,000 square feet, the R-4 zone is the most appropriate zone. Jurupa Valley Municipal Code Section 9.100.030 (Minimum Area for Zone) does not allow the R-4 zone to be applied to any area containing less than nine (9) acres; the project area is 5.32 acres. This application includes a waiver request to be considered by the City Council subsequent to Planning Commission review and recommendation. Approval of the waiver allows the City to process the applicant's application(s) for the project such as a Change of Zone and a subdivision map; it is not an approval of the project.

In addition to the waiver, one other condition of the R-4 zone is the requirement of a Development Plan. The Development Plan (document) includes design guidelines, plotting guidelines, landscape palette, and other standards for the subdivision. The Development Plan must be submitted with the R-4 Change of Zone application and Tentative Map.

Staff has also identified the following issues to be addressed during the entitlement process:

- a. **Architecture.** High quality design including varying styles such as Craftsman, Victorian, California Bungalow, American Farmhouse and California Ranch, see City Residential Style sheet (Attachment 5). If possible, locate garages to the rear of properties so that garage faces do not dominate the streetscape.
- b. **Landscaping.** Landscaping and irrigation must comply with the Water Efficient Landscape Design Requirements in the Zoning Ordinance, and also be drought tolerant. Parkways for the interior streets shall be landscaped and located adjacent to the curb, as conceptually shown on the plans. Parkways and streetscapes shall also be pedestrian friendly and promote neighbor interaction.
- c. **Edges.** Carefully design the edges of the project to provide connectivity and compatibility with adjoining land uses.
- d. **Concrete Swale and Wall along the South Property Line.** Consideration of improvements to this existing condition along the southern property line. Staff needs more information regarding the existing concrete swale (and easement information if applicable) in order to evaluate and consider solutions. A wall may be required along the north side of the concrete swale, and an arrangement to replace the common wall.

Generally, based on previous reviews of other residential projects, the project should contain substantial features of a "traditional" neighborhood. Aesthetics are of particular concern and must be mitigated with quality construction and an emphasis on architectural detail and verdant landscaping.

FINANCIAL IMPACT

Staff time to process this request is covered by the Applicant's application deposit. Additional costs to the City will also be covered by the future entitlements to be submitted.

Prepared by:


Thomas G. Merrell, AICP
Planning Director

Submitted by:


Rod B. Butler
City Manager

Reviewed by:


Connie Cardenas
Interim Administrative Services
Director

Reviewed by:


Peter M. Thorson
City Attorney

Attachments:

1. Existing Land Use and Zoning Maps
2. Conceptual Site, Streetscape, and Elevation Plans

ATTACHMENT NO. 4

City Council Meeting Minutes (January 16, 2020)

Further discussion followed.

George Wentz, Deputy City Manager, responded to Council's questions and provided additional information.

Brendan Kearns, Assistant City Attorney clarified how the project was structured under the development agreement.

Further discussion followed.

A motion was made by Council Member Micheal Goodland, seconded by Council Member Chris Barajas, to continue this item to the February 6, 2020 meeting.

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

13. PUBLIC HEARINGS

14. COUNCIL BUSINESS

A. INFORMATIONAL ITEM REGARDING MA19084 PAR1903 - 26-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROPOSED AT THE SOUTHEAST CORNER OF MISSION BOULEVARD & AGATE STREET (APN'S: 171-101-072) (APPLICANT: RC HOBBS COMPANIES)

Thomas Merrell, Planning Director, presented the staff report. He provided an overview of the project, pointing out particular aspects of the project. Mr. Merrell reported that the approval process will ultimately require two separate actions from the City Council. One of those actions requires a re-zone request for a parcel that is less than nine acres. He noted that last year, the Council amended the Municipal Code to require that the City Council be the only body that could waive less than nine acres for an R-4 zone. Mr. Merrell outlined the existing zoning and the size of the parcels.

Chris Mallec, Assistant Planner, provided a PowerPoint presentation highlighting the features of the Hobbs development.

Roger Hobbs, (applicant) spoke in support of the project and described the site of the project and the difficulties in attracting retail uses. He offered to answer questions.

Council Member Chris Barajas suggested that the developer could contribute a traffic signal light at Mission Boulevard and Agate Street as a fair share contribution for allowing higher density.

Council Member Brian Berskon suggested that the developer consider a modification to the site plan to include single-story homes and address the future auto parts store and the wall height for the homes that would back up to the auto parts store.

Further discussion followed regarding the density of the project and future improvements to the neighborhood.

There was no further action taken.

15. CITY ATTORNEY'S REPORT

Brendan Kearns, Assistant City Attorney had no report.

16. COUNCIL MEMBER REPORTS AND COMMENTS

Council Member Chris Barajas discussed the formation of a Homeless Task Force, stating that he looks forward to moving forward on this issue. He requested that City staff revise the Municipal Code to look at the current canine license renewal process to permit a reduction of dog licensing fees to match the expiration date of the vaccination.

Mayor Kelly thanked everyone for their attendance this evening.

17. CONVENE TO CLOSED SESSION

A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS

There were no public comments regarding the closed session items.

B. CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION. The City Council met in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(1) with respect to one matter of pending litigation: *Application of Southern California Edison Company (U-238-E) for a Certificate of Public Convenience and Necessity to Construct the Riverside Transmission Reliability Project*, California Public Utilities Commission Case No. A.15-04-013.

C. CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION. The City Council met in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(4) with respect to one matter of potential litigation. A point has been reached where, in the opinion of the City Attorney, based on existing facts and circumstances, there is a significant exposure to litigation involving the City. Based on existing facts and circumstances, the City Council will decide whether to initiate litigation.

ATTACHMENT NO. 5

Proposed TTM/Plotting Plan

TENTATIVE TRACT MAP NO. 37893

LEGAL DESCRIPTION:

THE LAND IS SITUATED IN THE COUNTY OF RIVERSIDE, CITY OF JURUPA VALLEY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCELS 2 AND 3 OF PARCEL MAP 21212, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 153, PAGES 34 & 35, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
APNS: 171-101-072-3 & 171-101-073-7

DEVELOPER

RC HOBBS COMPANIES, INC.
1428 E. CHAPMAN AVENUE
ORANGE, CA 92666
ATTN: ROGER HOBBS
714-633-8100

OWNERS

PARCEL 2 OF PM 21212:
STREANKE INVESTMENTS, L.P.
PARCEL 3 OF PM 21212:
MISSION BLDG. STORAGE, LLC A CALIFORNIA LIMITED LIABILITY COMPANY

UTILITY PURVEYORS

WATER: JURUPA COMMUNITY SERVICES DISTRICT
SEWER: JURUPA COMMUNITY SERVICES DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
TELEPHONE: AT&T
SCHOOL: JURUPA VALLEY UNIFIED SCHOOL DISTRICT
CABLE: SPECTRUM

GENERAL PLAN/ZONING/LANDUSE

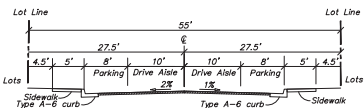
EXISTING GENERAL PLAN DESIGNATION:
PROPOSED GENERAL PLAN DESIGNATION:
EXISTING ZONING: Commercial
PROPOSED ZONING: R-4
EXISTING LANDUSE: Vacant
PROPOSED LANDUSE: DETACHED SFR

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 5.318 ACRES
TOPOGRAPHY SOURCE: Aerial Topographic Mapping
NUMBER OF RESIDENTIAL LOTS: 25
MINIMUM LOT AREA: 6,000 S.F.
MINIMUM LOT DEPTH: 100'
MINIMUM LOT WIDTH: 60'
LOT SIZE: AS SHOWN ON MAP
DENSITY: 4.71 DU/ACRE

LEGEND

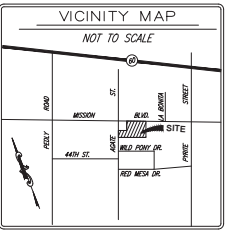
T.C. TOP OF CURB
F.L. FINISHED SURFACE
P.E. PAD ELEVATION
C.B. CATCH BASIN
H.P. HIGH POINT
EXIST. LAND USAGE
EXIST. ZONING



TYPICAL SECTION
STREETS "A", "B" & "C"
N.T.S.

LOT TABLE

Lot Number	Width (ft)	Depth (ft)	Area (sf)
1	70	100	6,997
2	60	100	6,000
3	60	100	6,002
4	60	100	6,397
5	99.7	130	12,716
6	65	100	6,485
7	60	100	6,000
8	60	100	6,000
9	60	100	6,000
10	60	100	6,000
11	60	100	6,000
12	60	100	6,000
13	60	100	6,000
14	60	100	6,000
15	60	100	6,000
16	65	105	6,742
17	65	105	6,801
18	69.9	105	8,307
19	69.9	120	9,400
20	60	100	6,000
21	65	100	6,414
22	60	125	7,500
23	65	100	6,468
24	60	100	6,013
25	69.9	116	8,861
subtotal Residential Lot Area			170,603



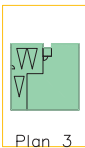
VICINITY MAP



Plan 1



Plan 2



Plan 3



GRAPHIC SCALE



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FIELD BOOK REF.	MARK	REVISIONS	APPR.	DATE

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Site Plan
City of Jurupa Valley
CALIFORNIA

DATE: June 1, 2020
JOB NO.:
DRAWN BY: R.A.H.
CHECKED BY: R.M.B.
SHEET 1 OF 1