MEETING AGENDA
OF THE PLANNING COMMISSION
Wednesday, June 12, 2019
Regular Meeting: 7:00 P.M.
City of Jurupa Valley City Hall
City Council Chambers
8930 Limonite Ave., Jurupa Valley, CA 92509

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

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

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

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

REGULAR SESSION
1. 7:00 P.M. – Call to Order and Roll Call
   - Corey Moore, Chair
   - Arleen Pruitt, Chair Pro Tem
   - Mariana Lopez
   - Penny Newman
   - Guillermo Silva

2. Pledge of Allegiance

3. Public Appearance/Comments (30 minutes)

4. Approval of Agenda
5. Approval of Minutes

5.1 May 22, 2019 Regular Meeting

6. Public Hearings

6.1 MASTER APPLICATION NO. 19092: REQUEST FOR A ONE (1) YEAR EXTENSION OF TIME (EOT) FOR TENTATIVE TRACT MAP (TTM) NO. 36702 – TO SUBDIVIDE 10.48 ACRES OF VACANT LOT INTO 17 SINGLE-FAMILY PARCELS EASTERLY OF STONE AVENUE AND SOUTHERLY OF MARTINGALE DR. APN: 166-070-018) APPLICANT: GID TIFERET 1, LLC

On October 22, 2014, the City adopted a Mitigated Negative Declaration (MND) and on July 13, 2016 adopted a subsequent Addendum to the Mitigated Negative Declaration for the project in compliance with CEQA. The Extension of Time request has been evaluated against the previous analysis in the MND and Addendum to ensure that extending the approval time does not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously. The City’s CEQA Administrator finds that that the analyses and the conclusions in the original MND and subsequent Addendum to the MND, remain valid.

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2019-06-12-01 granting a one (1) year Extension of Time for Tentative Tract Map (TTM) No. 36702, subject to the previously adopted Conditions of Approval.

6.2 MASTER APPLICATION (MA) NO. 19107: REQUEST FOR A ONE (1) YEAR EXTENSION OF TIME (EOT) FOR TENTATIVE TRACT MAP (TTM) NO. 36283 – TO SUBDIVIDE 24.63 ACRES INTO 107 SINGLE-FAMILY RESIDENTIAL PARCELS LOCATED AT THE SOUTHWEST CORNER OF LIMONITE AVENUE AND DOWNEY STREET (APN’S: 162-230-001, 162-230-006) APPLICANT: LANSING COMPANIES

RECOMMENDATION

By motion, table this item in order to provide time for staff to review the provisions of the development agreement requirements for this tentative tract map.

7. Commission Business

8. Public Appearance/Comments

9. Planning Commissioner's Reports and Comments

10. Planning Department Report

11. Adjournment to the June 22, 2019 Regular Meeting
In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if you need special assistance to participate in a meeting of the Jurupa Valley Planning Commission, please call 951-332-6464. Notification at least 48 hours prior to the meeting or time when services are needed will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

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

A Study Session of the Jurupa Valley Planning Commission meeting was called to order at 6:00 p.m. on May 8, 2019 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Members present:
- Corey Moore, Chair
- Arleen Pruitt, Chair Pro Tem
- Guillermo Silva, Commission Member
- Mariana Lopez, Commission Member

Members absent:
- Penny Newman, Commission Member

2. Public Appearance/Comments – None

3. Commission Business – Study Session

3.1 MASTER APPLICATION NO. 17235 (MA17235) STUDY SESSION TO DISCUSS AND PROVIDE DIRECTION REGARDING A POTENTIAL GENERAL PLAN AMENDMENT FROM BUSINESS PARK TO LIGHT INDUSTRIAL AND CONSIDERATION OF A POTENTIAL CONDITIONAL USE PERMIT THAT WOULD ALLOW A 124,217 SQ.FT MINI-STOREGE FACILITY WITH A MANAGEMENT OFFICE AND RECREATIONAL VEHICLE (RV) STORAGE AREA AT THE NORTHWEST CORNER OF BELLEGRAVE AVE. AND VAN BUREN BOULEVARD (APN:170-330-026) APPLICANT: DOLLAR STORAGE

Mr. Roberto Gonzalez, Assistant Planner, provided a PowerPoint presentation regarding the property location and details of the proposal to build a 124,217 sq.ft. mini-storage facility. Mr. Gonzalez noted the property’s current land use designation is Business Park and the applicant requests to change this designation to Light Industrial. Mr. Gonzalez discussed the various economic benefits if the site remains designated as Business Park.

COMMISSIONER COMMENTS
- General Plan Amendment may not fulfill City’s Economic Development Strategy.
- Access on Belgrave only and parcel odd shaped.
Commission prefers to keep designation as Business Park

Chair Moore called for public comment.

Ms. Kim Jarrell Johnson stated she is opposed to the project and proposed General Plan Amendment.

Mr. Jack Thompson, owner, would like to resolve concerns with the City to move forward with project.

Mr. Lou Monville, applicant representative, stated that he will consider the suggestions by the Commissioners.

Study Session adjourned at 6:30 P.M.

REGULAR SESSION

1. 7:00 P.M. – Call to Order and Roll Call
   - Corey Moore, Chair
   - Arleen Pruitt, Chair Pro Tem
   - Mariana Lopez, Commission Member
   - Guillermo Silva Commission Member

   Members absent:
   - Penny Newman, Commission Member

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

3. Public Appearance/Comments – None

4. Approval of Agenda

   Commissioner Pruitt moved, and Commissioner Lopez seconded, a motion to approve the May 22, 2019 agenda. The motion was approved 4:0

   Ayes: Lopez, Moore, Pruitt, Silva
   Noes: None
   Abstained: None
   Absent: Newman

5. Approval of Minutes

   Commissioner Newman moved and Commissioner Pruitt seconded, a motion to approve the May 8, 2019 Planning Commission Minutes with corrections. The motion was approved 4:0

   Ayes: Lopez, Moore, Pruitt, Silva
   Noes: None
   Abstained: None
   Absent: Newman
6. PUBLIC HEARING

6.1 ZONING CODE AMENDMENT (ZCA) 19001 (ZCA19001): CONSIDERATION OF AMENDMENT TO JURUPA VALLEY MUNICIPAL CODE SEC. 9.100.300 CONCERNING THE MINIMUM AREA REQUIRED FOR PREMISES IN THE R-4 ZONE; AND CHANGE OF ZONE NO. 19002 (ZCA19002): MINIMUM AREA WAIVER AND CHANGE OF ZONE OF APPROXIMATELY 6.74 GROSS ACRES OF REAL PROPERTY FROM 4-1 (ONE FAMILY DWELLINGS) TO R-4 (PLANNED RESIDENTIAL) – “HIGHLAND PARK 2” TRACT LOCATED SOUTH OF INTERSECTION OF 30TH STREET AND SIERRA AVENUE (APN: 177-020-018, 177-020-012, & 177-110-005)

Mr. Tom Merrell, Planning Director, provided a PowerPoint presentation and summarized the background and project description. Mr. Merrell noted on February 2019 the City Council held a public hearing for the 34 single-family subdivision and discussed issues with the proposed variances for the reduced lot area. On March 21, 2019 the City Council approved the Change of Zone and TTM and the variance. The City Council initiated an amendment to the zoning code that would allow the City Council to waive the minimum 9-acre requirement in the R-4 zone and to subsequently allow the Change of Zone for Highland Park 2 project site from the R-1 zone to the R-4 zone.

COMMISSIONER COMMENTS

Commissioner Lopez inquired why the County has the 9 acre rule. Mr. Merrell replied the County probably adopted the requirement to address a particular problem the County was having at the time.

PUBLIC HEARING OPENED

Chair Moore opened the public hearing.

Ms. Kim Johnson, resident, stated she is opposed to changing the zoning designation.

Ms. Betty Anderson, resident, stated she is opposed to changing the zoning designation.

PUBLIC HEARING CLOSED

There being no other persons wishing to address the Commission, Chair Moore closed the public hearing.

Commissioner Silva moved, and Chair Moore seconded, a motion to adopt Resolution No. 2019-05-22-01 recommending that the City Council (1) approve Zoning Code Amendment No. 19001 and make a determination of exemption under CEQA and adopt Resolution No. 2019-05-22-02 recommending that the City Council approve a waiver of the minimum area requirement under Jurupa Valley Municipal Code Section applicable to premises in the Planned Residential (R-4) Zone for approximately 6.74 gross acres located south of the intersection of 30th and Sierra Avenue. The motion was approved 3:1

Ayes: Moore, Pruitt, Silva

Noes: Lopez

Abstained: None

Absent: Newman

6.2 MASTER APPLICATION NO. 18224 (MA18224) FOR CONDITIONAL USE PERMIT NO. 18010 (CUP18010) AND FINDING OF PUBLIC CONVENIENCE OR NECESSITY 19002 (PCN19002) TO ALLOW BEER AND WINE SALES FOR OFF-SITE CONSUMPTION AT AN EXISTING CHEVRON GAS STATION AND CONVENIENCE STORE AT 9267 JURUPA ROAD (APN:167-160-044) APPLICANT: G&M OIL, LLC.
Mr. Chris Mallec, Assistant Planner, provided a PowerPoint presentation noting the project site at the northwest corner of Jurupa Road and Van Buren Blvd. Mr. Mallec provided census tract locations of existing licenses and explained to the Commissioners that the project complies with all the development standards of the zoning code. In addition Mr. Mallec stated comments received by the Sheriff’s Department noted the proposed alcohol display areas are consistent with the Sheriff’s Department’s recommendation.

COMMISSIONER COMMENTS

Commissioner Pruitt asked about the adjacent gas station application process and if the grade separation on Jurupa and Van Buren would impact the proposal. Mr. Merrell stated that both service stations would be impacted.

Chair Moore inquired with the approval of alcohol sales of the adjacent property, would the city be impacted. Mr. Merrell stated if the Commission believed there would be an oversaturation in the census tract, it would be a reasonable basis to deny the request.

Ms. Sherri Olson, applicant representative, addressed Commissioner Pruitt’s inquiry. Ms. Olson stated the service station has full security cameras and station employees are well trained.

PUBLIC HEARING OPENED

Chair Moore opened the public hearing.

Ms. Kim Johnson, resident, stated she is opposed to the PCN request.

Ms. Betty Anderson, resident, stated she is opposed to the PCN request

PUBLIC HEARING CLOSED

There being no other persons wishing to address the Commission, Chair Moore closed the public hearing.

Commissioner Pruitt moved, and Chair Moore seconded, a motion to adopt Resolution No. 2019-05-22-03 approving Conditional Use Permit and Public Convenience or Necessity (PCN) No. 19002. The motion was tied and Chair Moore asked for a clarification from staff and city attorney. Chair Moore called for a second motion. Commissioner Pruitt moved, and Chair Moore seconded, a motion to adopt Resolution No. 2019-05-22-03 approving Conditional Use Permit and Public Convenience or Necessity (PCN) No. 19002. Motion was approved 3:1

Ayes: Moore, Pruitt, Silva

Noes: Lopez

Abstained: None

Absent: Newman

6.3 MASTER APPLICATION NO. 19096 (MA19096) AND ZONING CODE AMENDMENT 19002 (ZCA19002) TO CHANGE SECTION 9.240.510 OF THE CITY OF JURUPA VALLEY ZONING CODE ADDING PROVISIONS AND DEVELOPMENT STANDARDS FOR METAL SHIPPING CONTAINERS IN THE MANUFACTURING-MEDIUM (M-M) ZONE

Ms. Jean Ward, Senior Planning Consultant, provided a PowerPoint presentation and discussion of the proposed zoning code amendment. She explained that Mobile Modular Management Corporation requested that the City Council initiate a zoning code text amendment to allow shipping containers as a principal use. The City Council was amenable and initiated a code amendment for staff to research, study and prepare an ordinance for
Planning Commission consideration. Ms. Ward discussed the existing zoning and standards for metal shipping containers and also noted there are existing sites with code violations related to Metal Shipping Containers as well as land use compatibility issues.

Ms. Ward discussed the intent of this amendment would be to allow and regulate the location and nature of shipping containers as a principal use when they are used in part (or in whole) as a product or service, including raw material for inventory and finished product when refurbished or modified. The limited zoning and development potential are intended to prevent blight and to promote an increase in the aesthetic quality of the City. Allowing shipping containers as a principal use in one manufacturing zone (M-M) with appropriate development standards would support economic development.

**COMMISSIONER COMMENTS**

Commissioner Pruitt inquired about the chain link fence surrounding the site. Ms. Ward replied it was a previous Plot Plan the County of Riverside had adopted.

Commissioner Pruitt requested clarification on the zoning designations for the shipping containers. Ms. Ward replied the M-M zoning is the only zone being considered for this use.

**PUBLIC HEARING OPENED**

Mr. Jeff Heitmann, Applicant representative stated he is in full support with the zoning code amendment.

Ms. Kim Johnson, resident, stated she is opposed to the zoning code amendment.

Ms. Betty Anderson, resident, stated she is opposed to the zoning code amendment.

**PUBLIC HEARING CLOSED**

There being no other persons wishing to address the Commission, Chair Moore closed the public hearing.

Commissioner Lopez moved, and Commissioner Silva seconded, a motion to adopt Resolution No. 2019-05-22-04 recommending that the City Council adopt an Ordinance approving Zoning Code Amendment No. 19002 to modify the permitted zoning and development standards for metal shipping containers. Motion was approved 4-0

Ayes: Moore, Pruitt, Silva, Lopez

Noes: None

Abstained: None

Absent: Newman

7. **Commission Business – None**

8. **Public Appearance/Comments - None**
9. Planning Commissioner’s Reports and Comments – Commissioner Lopez announced she had attended the Water Education Center and reported it was well received.

10. Planning Department Report – Planning Director Mr. Merrell discussed upcoming agenda items.

There being no further business before the Jurupa Valley Planning Commission, Chair Moore adjourned the meeting at 8:50 p.m. to the June 12, 2019 Planning Commission meeting.

Respectfully submitted,

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

DATE: JUNE 12, 2019
TO: CHAIR MOORE 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. 19092: REQUEST FOR A ONE (1) YEAR EXTENSION OF TIME FOR TENTATIVE TRACT MAP (TTM) NO. 36702 – SCHEDULE “B” SUBDIVISION

LOCATION: VACANT LOT EASTERLY OF STONE AVENUE AND SOUTHERLY OF MARTINGALE DRIVE (APN: 166-070-018)

APPLICANT: GID TIFERET 1, LLC
REPRESENTATIVE: WEBB ASSOCIATES

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2019-06-12-01 granting the issuance of a one (1) year Extension of Time for Tentative Tract Map (TTM) No. 36702, subject to the previously adopted Conditions of Approval.

PROJECT DESCRIPTION

The Applicant (“Applicant” or “GID Tiferet 1, LLC”) requests approval for a one-year Extension of Time (EOT) for TTM36702, a Schedule “B” subdivision of a 10.48-acre parcel into 17 single-family residential lots with a public street labeled “Lot A” and a water quality basin. Individual parcels will contain a minimum of 20,000 square feet with average lot widths of 100 feet and average lot depths of 100 feet. No changes are proposed to the design or layout of the subdivision of land.

<table>
<thead>
<tr>
<th>TABLE 1: GENERAL PROJECT INFORMATION</th>
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<tbody>
<tr>
<td>Project Area</td>
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<tr>
<td>General Plan Land Use Designation</td>
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<tr>
<td>Zoning</td>
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<tr>
<td>Existing Land Use</td>
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LOCATION

As shown on Exhibit 1, the subject site is located on the east side of Stone Avenue, south of Martingale Drive and is adjacent to a hillside east of the property. Surrounding land uses include single-family residences to the north, undeveloped land to the east and southeast; a single-family home to the south, and Stone Avenue Elementary School to the west. Exhibit 2 provides zoning and land use designations of the site and surrounding parcels.
BACKGROUND

Tentative Tract Map No. 36702

The City’s Planning Commission originally approved TTM36702 and Variance No. 1401 on October 22, 2014. On July 13, 2016, the Planning Commission approved a revision to TTM36702, eliminating the 12-foot community trail located along the eastern property boundary. The map expiration date is now July 13, 2019, see Attachments 2 and 3.

The Applicant is requesting the 1st extension of time (EOT) for TTM36702 which, if approved, will have an expiration date of July 13, 2020. The purpose of the EOT is to allow the applicant enough time to find a potential buyer to purchase the entitled property and process the final map. The applicant had been working with the City’s Engineering Department on finalizing the map; however, they have chosen to sell the property instead.

TTM36702 was approved to allow for the subdivision of a 10.48 acre parcel into 17 single-family residential lots with a public street labeled “Lot A” and a water quality basin. Individual parcels will contain a minimum of 20,000 square feet with average lot widths of 100 feet and average lot...
depths of 100 feet. Variance No. 1401 was approved for a reduction in average lot depth from 150 feet to 102 feet for Lot 6, an irregular shaped lot. TTM36702 is provided as Attachment 5.

**TITLE 7 – SUBDIVISIONS / CHAPTER 7.15. - TENTATIVE MAPS**

The City’s Municipal Code, Section 7.15.230 (Expiration of Approved Tentative Maps and Vesting Tentative Maps - Extension of Time) provides that if an applicant files for an extension of time prior to the expiration of the map, the City Council or Planning Commission (whichever is authorized to approve or conditionally approve that particular tentative map) may approve or deny the requested extension.

While TTM36702 was set to expire on July 13, 2019, the Applicant submitted an application for the EOT on April 5, 2019, prior to the expiration date. This application is therefore the 1st EOT request with a future expiration date of July 13, 2020, if approved. There are no changes proposed to the previously approved map design or layout.

With respect to approved Variance No. 1401, Section 9.240.270. (Variances) states:

*E. Use of variance. Any variance that is granted shall be used within one (1) year from the effective date thereof, or within such additional time as may be set in the conditions of approval, which shall not exceed a total of three (3) years, except that a variance in connection with a land division may be used during the same period of time that the land division approval may be used.*

As such, the approval of a one (1) year EOT for TTM36702 concurrently extends the life of Variance No. 1401 for the same period of time.

**ANALYSIS**

Planning and Engineering staff reviewed the City issued conditions of approval for TTM36702, (see Exhibit A of Attachment 1). Staff determined that TTM36702 and the City’s conditions of approval are consistent with the City’s Municipal Code and General Plan Land Use designation.

Additionally, the map was circulated to various internal and external agencies for review and comment, with no agency or department having concerns with the EOT.

The processing of the extension and subsequent processing and recording of TTM36702, as determined by staff, would be consistent with the Title 7, Subdivisions, of the Jurupa Valley Municipal Code and with the State’s Subdivision Map Act. Previously adopted conditions of approval from TTM36702 would still apply and remain unchanged.

**Current Status of Final Map**

The Applicant indicates that they have submitted the preliminary map to the City’s Engineering Department and have received corrections on the map. The Applicant is currently seeking a buyer for the property who will oversee the final map processing.

**ENVIRONMENTAL REVIEW**

On October 22, 2014, the City adopted a Mitigated Negative Declaration (MND) and on July 13, 2016 adopted a subsequent Addendum to the Mitigated Negative Declaration for the project in compliance with CEQA. The extension request has been evaluated against the previous analysis in the MND and Addendum to ensure that extending the approval time does not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously.

The City’s CEQA Administrator finds that that the analyses and the conclusions in the original MND and subsequent Addendum to the MND, remain valid and that by extending the time of
approval, the project does not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously and that the project currently under review is “within the scope” of the earlier Mitigated Negative Declaration and Addendum to the MND pursuant to CEQA Guidelines Section 15162 (a), see Attachment 4.

CONCLUSION

Staff has found the proposed extension of time for TTM36702 to be in conformance with the City’s Municipal Code and General Plan. The subject site is physically suitable for the type of the development and proposed land use. The design of the project will not cause substantial environmental damage, harm any wildlife, nor cause serious public health problems, as demonstrated in the Initial Study/Mitigated Negative Declaration and Addendum to the MND adopted for this project and as further analyzed by the city’s CEQA Administrator.

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. Draft Planning Commission Resolution No. 2019-06-12-01
3. Planning Commission Staff Report (dated July 13, 2016 w/o exhibits)
4. Previous Environmental Document Review Determination (5-31-19)
5. TTM36702 (Dated 6-13-16)
ATTACHMENT NO. 1

Planning Commission Resolution No. 2019-06-12-01
RESOLUTION NO. 2019-06-12-01


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

Section 1. Project. GID Tiferet 1, LLC (the “Applicant”) has applied for a one year Extension of Time for Tentative Tract Map No. 36702 (Master Application No. 19092 or MA No. 19092) for a Schedule “B” subdivision of 10.48 acres into 17 single family residential lots with a public street labeled “Lot A” and a water quality basin on real property located east of Stone Avenue and south of Martingale Drive (APN: 166-070-018) in the Light Agriculture (A-1) Zone and designated Low Density Residential (LDR) - Country Neighborhood (the “Project”).

Section 2. Extension of Time.

(a) The Applicant is seeking approval of a one year extension of time for Tentative Tract Map No. 36702 to subdivide approximately 10.48 acres of real property located east of Stone Avenue and south of Martingale Drive (APN: 166-070-018).

(b) The Planning Commission originally approved Tentative Tract Map No. 36702 on October 22, 2014, with an expiration date of October 22, 2017.

(c) On July 13, 2016, the Planning Commission approved a revision to Tentative Tract Map No. 36702, eliminating a 12-foot community trail located along the eastern boundary of the subject property, with a new expiration date of July 13, 2019.

(d) The Applicant filed an application for a one year extension of time for Tentative Tract Map No. 36702 on April 5, 2019, prior to the July 13, 2019 expiration date.

(e) Section 7.15.230.E. of Chapter 7.15 of the Jurupa Valley Municipal Code provides that the Planning Commission may extend an approved or conditionally approved tentative map for a period or periods not exceeding a total of six (6) years upon application of the subdivider filed prior to the expiration of the tentative map. Further, prior to the expiration of an approved or conditionally approved tentative map, and upon an application by the subdivider to extend that map, the tentative map shall be automatically extended for sixty (60) days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first.
Section 3. Procedural Findings. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The application for MA No. 19092 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 June 12, 2019, the Planning Commission of the City of Jurupa Valley held a public hearing on MA No. 19092, 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 4. California Environmental Quality Act Findings.

(a) Pursuant to the California Environmental Quality Act ("CEQA") and the City’s local CEQA Guidelines, City staff has considered the potential environmental impacts of the Extension of Time for Tentative Tract Map No. 36702. City staff has also reviewed the Initial Study and Mitigated Negative Declaration (IS/MND) prepared for Tentative Tract Map No. 36702 and approved by the Planning Commission on October 22, 2014, including the impacts and mitigation measures identified therein, and the Addendum to the prior IS/MND prepared for the revision to Tentative Tract Map No. 36702 and approved by the Planning Commission on July 13, 2016, 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 IS/MND or the Addendum to the prior IS/MND. All potential environmental impacts associated with Tentative Tract Map No. 36702 and the Extension of Time for Tentative Tract Map No. 36702 are adequately addressed by the prior IS/MND and the Addendum to the prior IS/MND, and the mitigation measures contained in the prior IS/MND will reduce those impacts to a level that is less than significant.

(b) The Planning Commission 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 IS/MND and the Addendum to the prior IS/MND; and
2) All potential environmental impacts associated with Tentative Tract Map No. 36702 and the Extension of Time for Tentative Tract Map No. 36702 are adequately addressed by the prior IS/MND and the Addendum to the prior IS/MND, and the mitigation measures contained in the prior IS/MND will reduce those impacts to a level that is less than significant.

(c) The custodian of records for the prior IS/MND, the Addendum to the prior IS/MND, and all other materials that constitute the record of proceedings upon which the Planning Commission’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 Tentative Tract Map No. 36702. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that the proposed Extension of Time for Tentative Tract Map No. 36702 should be granted because:

(a) The proposed Extension of Time for Tentative Tract Map No. 36702 is consistent with the Jurupa Valley 2017 General Plan including, but not limited to, Housing Element Primary Goal HE 1 - “Encourage and where possible, assist in the development of quality housing to meet the City’s share of the region’s housing needs for all income levels and for special needs populations”;

(b) The design or improvement of the land division continues to be consistent with the Jurupa Valley 2017 General Plan including, but not limited to Housing Element Primary Goal HE 4 - “Maintain and enhance residential neighborhoods and remove blight”;

(c) The site of the land division continues to be physically suitable for the type of development in that the Project, as previously approved, does not create new significant impacts and is consistent with the zoning and land use designation;

(d) The site of the land division continues to be physically suitable for the proposed density of the development in that the subdivision is within the allowable 1 to 2 dwelling units per acre as required within the LDR land use designation and is consistent with the development standards within the A-1 Zone;

(e) The design of the land division or improvements is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat, as demonstrated in the prior IS/MND adopted for this Project on October 22, 2014;

(f) The design of the land division or the type of improvements is not likely to cause serious public health problems, as demonstrated in the prior IS/MND adopted for this Project on October 22, 2014; and

(g) The design of the 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 location of the easements will not conflict in the development of the future single family development.
Section 6. **Approval of Master Application No. 19092.** Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby approves a one year Extension of Time for Tentative Tract Map No. 36702 (Master Application No. 19092 or MA No. 19092) for the subdivision of 10.48 acres into 17 single family residential lots with a public street labeled “Lot A” and a water quality basin on real property located east of Stone Avenue and south of Martingale Drive (APN: 166-070-018) in the Light Agriculture (A-1) Zone and designated Low Density Residential (LDR) - Country Neighborhood. Tentative Tract Map No. 36702 shall expire on July 13, 2020, unless within that period of time the expiration date of July 13, 2020 shall have been extended or a final map shall have been approved and filed with the County Recorder.

Section 7. **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 June, 2019.

___________________________________________
Corey Moore
Chair of Jurupa Valley Planning Commission

ATTEST:

___________________________________________
Thomas G. Merrell, AICP
Planning Director/Secretary to the Planning Commission
I, Thomas G. Merrell, Planning Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2019-06-12-01 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 12th day of June, 2019, by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

____________________________________
THOMAS G. MERRELL
PLANNING DIRECTOR
ATTACHMENT NO. 2

Adopted Planning Commission
Resolution No. 2016-07-13-01 with Conditions of Approval
RESOLUTION NO. 2016-07-13-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY ADOPTING AN ADDENDUM TO A PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR A RESIDENTIAL SUBDIVISION OF 10.48 ACRES LOCATED ON THE SOUTHEAST CORNER OF STONE AVENUE AND MARTINGALE DRIVE (APN: 166-070-018), AND APPROVING A REVISION TO TENTATIVE TRACT MAP NO. 36702 TO ELIMINATE A 12-FOOT COMMUNITY TRAIL ALONG THE EASTERN BOUNDARY OF THE PROPERTY

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

Section 1. City of Jurupa Valley Land Use Regulatory Authority. The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The City of Jurupa Valley incorporated on July 1, 2011.

(b) On July 1, 2011, the City Council adopted Ordinance No. 2011-01. This Ordinance provides that pursuant to the provisions of Government Code Section 57376, all ordinances of the County of Riverside which have been applicable within the territory now incorporated as the City of Jurupa Valley, to the extent that they applied before incorporation, shall remain in full force and effect as ordinances of the City of Jurupa Valley, including the Riverside County General Plan. Additionally, Ordinance No. 2011-01 provides that the resolutions, rules and regulations of the County of Riverside which have been applicable in the implementation of the aforesaid ordinances and State laws (including, but not limited to, the California Environmental Quality Act and regulations pertaining to traffic) to the extent that they applied before incorporation shall remain in full force and effect as resolutions, rules and regulations, respectively, of the City of Jurupa Valley. On September 15, 2011, the City Council adopted Ordinance No. 2011-10, effective October 15, 2011, continuing in effect all ordinances of the County of Riverside which have been applicable within the territory now incorporated as the City of Jurupa Valley, to the extent that they applied before incorporation. These ordinances and resolutions as well as the Jurupa Valley Municipal Code shall be known as “Jurupa Valley Ordinances.”

(c) On September 15, 2011, the City Council also adopted Ordinance No. 2011-09, effective October 15, 2011, adopting Chapter 2.35 of the Jurupa Valley Municipal Code establishing the Planning Commission for the City of Jurupa Valley. Chapter 2.35 provides that the Planning Commission shall perform the planning agency functions described in Government Code Section 65100 et seq., and shall fulfill the functions delegated to the Planning Commission for the County of Riverside under the relevant ordinances and resolutions, which the City has adopted as required upon incorporation. Chapter 2.35 further provides that the
Planning Commission shall perform the functions of any and all planning, zoning or code enforcement appeals board created by the relevant County of Riverside ordinances and resolutions, which the City has adopted by reference as required by law.

Section 2.  **Project.** GID Tiftel 1, LLC (the “Applicant”) has applied for a revision to Tentative Tract Map No. 36702 (Master Application No. 16047 or MA No. 16047) to eliminate the 12-foot community trail located along the eastern boundary of a 10.48 acre project on real property located at the southeast corner of Stone Avenue and Martingale Drive (APN: 166-070-018) in the Light Agriculture (A-1) Zone and designated Rural Community Low Density Residential (RC: LDR) (the “Project”).

Section 3.  **Revised Tentative Tract Map.**

(a) The Applicant is seeking approval of a revision to Tentative Tract Map No. 36702 to eliminate the 12-foot community trail located along the eastern boundary of a 10.48 acre project on real property located at the southeast corner of Stone Avenue and Martingale Drive (APN: 166-070-018).

(b) Section 8.1 of Riverside County Subdivision Ordinance No. 460, as adopted by the City of Jurupa Valley pursuant to Chapter 1.35 of the Jurupa Valley Municipal Code, provides that proceedings on a revised tentative map shall be conducted in the same manner as for the original approval of a tentative map, except those procedures that are not applicable. The approval or conditional approval of a revised tentative map shall annul approval of the previous tentative map, but the approval thereof shall not extend the time within which the final map may be filed.

(c) Section 7.1 of Riverside County Subdivision Ordinance No. 460, as adopted by the City of Jurupa Valley pursuant to Chapter 1.35 of the Jurupa Valley Municipal Code, requires denial of a tentative map if it does not meet all of the requirements of Riverside County Subdivision Ordinance No. 460, 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 unavoidably 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. 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, that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

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

(a) The application for Revised Tentative Tract Map No. 36702 (MA No. 16047) 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 October 22, 2014, the Planning Commission of the City of Jurupa Valley held a public hearing on Master Application No. 1414 (MA No. 1414), at which time all persons interested in this application 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 and approved Tentative Tract Map No. 36702, a Schedule “B” map, and Variance No. 1401, subject to conditions of approval, and adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) for the subdivision of 10.48 acres into 17 single-family residential lots, a water quality basin, a concrete drainage channel and a common public street on real property located at the southeast corner of Stone Avenue and Martingale Drive (APN: 166-070-018).

(c) On July 13, 2016, the Planning Commission of the City of Jurupa Valley held a public hearing on MA No. 16047, 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.

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

Section 5. **California Environmental Quality Act Findings for Approval of Addendum to Mitigated Negative Declaration.**

(a) Pursuant to the California Environmental Quality Act ("CEQA") and the City’s local CEQA Guidelines, City staff has considered the potential environmental impacts of Revised Tentative Tract Map No. 36702. City staff has also reviewed the Mitigated Negative Declaration for MA No. 1414, which is on file with the City Planning Department. Based on that review, the City of Jurupa Valley Planning Department has determined that the Project does
not require the preparation of a subsequent Environmental Impact Report ("EIR") or Mitigated Negative Declaration, and has prepared an Addendum to the Mitigated Negative Declaration for MA No. 1414, which is attached as "Exhibit A." Based on the Addendum, the Planning Department has also 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 Mitigated Negative Declaration for MA No. 1414. All potential environmental impacts associated with Revised Tentative Tract Map No. 36702 are adequately addressed by the Mitigated Negative Declaration for MA No. 1414, and the mitigation measures contained in the prior Mitigation Monitoring and Reporting Program for MA No. 1414 will reduce those impacts to a level that is less than significant. An Addendum is therefore the appropriate type of CEQA documentation, as outlined in State CEQA Guidelines Section 15162 and 15164, and no additional environmental documentation is required.

(b) The Planning Commission has considered the prior Mitigated Negative Declaration for MA No. 1414, along with the information provided in the Addendum prepared for Revised Tentative Tract Map No. 36702, and based on the whole record, finds that they were prepared in compliance with CEQA and that there is no substantial evidence that the approval of Revised Tentative Tract Map No. 36702 will have a significant effect on the environment. The Planning Commission further finds that the Addendum represents the independent judgment of the Commission. Based on these findings, the Planning Commission approves the Addendum prepared for Revised Tentative Tract Map No. 36702.

(c) The custodian of records for the Mitigated Negative Declaration for MA No. 1414, the Addendum and all other materials that constitute the record of proceedings upon which the Planning Commission’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 6. Findings for Approval of Revised Tentative Tract Map. The Planning Commission of the City of Jurupa Valley does find, determine and declare that the proposed Revised Tentative Tract Map No. 36702 should be granted because:

(a) The City is proceeding in a timely fashion with preparation of the City of Jurupa Valley Interim General Plan. Accordingly, the Planning Commission does hereby find and determine that Master Application No. 16047 should be approved, based on substantial evidence in the record, because:

1) There is a reasonable probability that the Project will be consistent with the future adopted City of Jurupa Valley Interim General Plan, including a housing element that is consistent with state housing element law, in that:

a) The Project will be consistent with the housing element’s policy in identifying areas in the City where urban infill is appropriate based on General Plan land use policy and Area Plans and encourages infill development; and
2) There is little or no probability that the Project will be detrimental to or interfere with the implementation of the future adopted Interim General Plan, including a housing element that is consistent with state housing element law, in that:

a) The Project will enhance the quality of the existing residential neighborhood by including the construction of new single family homes of design and quality that will help increase the adjacent property values. The Project will also help the City meet its required RHNA (Regional Housing Needs Assessment) residential units as mandated by the state.

3) The proposed land division is consistent with applicable general and specific plans.

4) The design or improvement of the proposed land division is consistent with applicable general and specific plans.

5) The site of the proposed land division is physically suitable for the type of development.

6) The site of the proposed land division is physically suitable for the proposed density of the development.

7) The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage nor substantially or avoidably injure fish or wildlife or their habitat.

8) The design of the proposed land division or the type of improvements are not likely to cause serious public health problems.

9) 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.

Section 7. Approval of Master Application No. 16047. Based on the foregoing, the Planning Commission hereby approves Master Application No. 16047 (Revised Tentative Tract Map No. 36702) to eliminate the 12-foot community trail located along the eastern boundary of a 10.48 acre project on real property located at the southeast corner of Stone Avenue and Martingale Drive (APN: 166-070-018) in the Light Agriculture (A-1) Zone and designated Rural Community Low Density Residential (RC: LDR), subject to the recommended conditions of approval attached hereto as Exhibit “B”.

Section 8. 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 13th day of July, 2016.

Robert Zavala
Chair of Jurupa Valley Planning Commission

ATTEST:

Thomas G. Merrell, AICP
Planning Director/Secretary to the Planning Commission
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  
CITY OF JURUPA VALLEY

I, Thomas G. Merrell, Planning Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2016-07-13-01 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 13th day of July, 2016, by the following vote, to wit:

AYES:  COMMISSION MEMBERS:

Zavla
West
Burris
Lopez
Ruiz

NOES:  COMMISSION MEMBERS:

ABSENT:  COMMISSION MEMBERS:

ABSTAIN:  COMMISSION MEMBERS:

THOMAS G. MERRELL, AICP  
PLANNING DIRECTOR
Exhibit A
Addendum to the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Master Application No. 16047
(Attached)
Exhibit B
Recommended Conditions of Approval
(Attached)
EXHIBIT “B”

CONDITIONS OF APPROVAL FOR MA16047
REVISION TO TENTATIVE TRACT MAP NO. 36702

PLANNING

1. PROJECT APPROVAL. MA16047 (REVISION TO TTM NO. 36702) is for the approval to revise the previously approved TTM36702 to eliminate the 12-foot community trail located along the eastern property line per the request of the Jurupa Area Recreation and Park District (JARPD). The subject site is currently vacant and is located east of Stone Avenue and south of Martingale Drive (APN: 166-070-018-5).

2. FEES. Certificate of Occupancy shall not be issued until all Planning fees related to MA1414 (TTM36702 & VARAINCE NO. 1401) and MA16047 (Revision to TTM36702) have been paid in full.

3. APPROVAL PERIOD. This approval shall be used within three (3) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever, unless within that period of time a final map is approved and filed with the County Recorder. Prior to the expiration date, the land divider may apply in writing for an extension of time as provided by Ordinance No. 460. If the tentative map expires before the recordation of the final map, or any phase thereof, no recordation of the final map, or any phase thereof, shall be permitted. The variance conditionally approved in connection with this land division may be used during the same period of time that the land division approval may be used; otherwise the variance shall be null and void.

4. HOLD HARMLESS. The applicant/permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Jurupa Valley (“City”) its agents, officers, or employees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning MA16047 (Revision to TTM36702) and MA1414 (TTM36702 & VARAINCE NO. 1401). The City will promptly notify the applicant/permittee of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City.

5. CONFORMANCE TO APPROVED EXHIBITS. The project shall be in conformance to the approved map. The approved map includes the following:

   a. Revised Tentative Tract Map No. 36702 (dated June 13, 2016)

6. MINOR SITE DEVELOPMENT PERMIT. Prior to the issuance of any building permit, the applicant shall submit a Minor Site Development Permit application and required plans for review and approval by the Planning Department:

Conditions of Approval for MA16047 (REVISION TO TTM36702)
Resolution No. 2016-07-13-01

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a. Final Site Plan – The Final Site Plan shall include the location of each residential unit and garage on each lot, all setbacks for the units, floor plans, elevations and materials board.
b. Walls and Fencing Plan. The Wall and Fencing Plan shall include the location of all walls and fencing, frontal view of all walls and fencing, and information regarding the construction materials. All block walls shall have anti-graffiti coating.

7. LANDSCAPE AND IRRIGATION APPROVAL. Prior to the issuance of any building permit, the applicant shall submit landscape and irrigation plans with the current fee/deposit for review and approval by the Planning Department. Landscape plans for areas that are within the right-of-way shall be submitted to the Engineering Department.

a. The applicant or the applicant’s successor-in-interest shall be responsible for the maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.
b. Prior to the recordation of the final map, the project must annex into a L & LMD or CFD for maintenance of Lots “A”, “B”, & the Water Quality Basin, landscaping inside the tract, and along Stone Avenue.

8. TRAIL MAINTENANCE. Prior to the issuance of any building permits, the applicant or successor-in-interest shall annex to a trails maintenance district or other maintenance district approved by the City for the maintenance of the 12-foot equestrian trail located between Lots 6 & 7 and along the north of Lot 7.

9. RESIDENTIAL DEVELOPMENT. All residential development shall conform to the standards in the A-1 Zone, including, but not limited to setbacks, parking, building height, lot coverage, walls/fencing and landscaping.

10. COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs). Prior to recordation of the final map, the applicant shall submit Covenants, Conditions & Restrictions (CC&R’s) for City review and approval.

11. ENVIRONMENTAL MITIGATION MEASURES. All mitigation measures included in the project’s Mitigation Monitoring and Reporting Program shall be considered mandatory conditions of approval.

GENERAL

12. Prior to submission of a final tract map for approval by the City Council, the applicant shall complete all required public improvements or provide a Letter of Credit or cash deposit to cover all unfinished public improvements as quantified in an approved cost estimate.

13. Provide an accessible trail along the northern portion of Lot 7 to provide connectivity to the Equestrian/Community Trail.

Conditions of Approval for MA16047 (REVISION TO TTM36702) Resolution No. 2016-07-13-01
14. Install a temporary chainlink fence along the northern property line to separate historic ditch from proposed grading area.

15. Along proposed “A” street, install an equestrian trail along the north and south side of the street.

16. Revise plans to increase buildable area for Lots 7, 8 and 9 by constructing a retaining wall. Install landscaping and irrigation, adequate enough to maintain the slope, on all slopes.

17. Install parkway trees along the east side of Stone Avenue. Such trees shall consist of large shading specimens of size, spacing and species to be determined by the City Engineer.

18. **PARK FEES.** The applicant shall be responsible for paying the required fees for park development based on construction design and for annexation of the project into Community Facilities District CFD2006-1 (a District-wide community facilities district) to pay for park maintenance based on development of the parcel. This shall occur prior to issuance of building permits.

19. **OTHER AGENCIES.** The applicant shall provide documentation to the City showing conformance with the Riverside County Fire Department and Riverside County Department of Environmental Health conditions and requirements prior to recordation of the final map.

**ENGINEERING DEPARTMENT**

20. **GENERAL DEVELOPMENT REQUIREMENTS**
   a. Set all monuments in accordance with the final map and submit all centerline ties to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the satisfaction of the City.
   b. All existing street and property monuments within or abutting this project site shall be preserved.

21. **PRIOR TO TRACT MAP ACCEPTANCE**
   a. Prepare a fully executed Improvement Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.
   b. Provide a monument bond (i.e. cash deposit) in an amount determined by the City’s approved cost estimate spreadsheet or as specified in writing by the applicant’s California Registered Professional Engineer or California Registered Land Surveyor of Record and approved by the City Engineer, whichever is greater.

22. **PRIOR TO PERMITTING (BUILDING, GRADING, ENCROACHMENT)**
   **Parking, Circulation, and Access**
   a. All driveway approaches within the public right-of-way shall be kept clear of any decorative paving.

**Conditions of Approval for MA16047 (REVISION TO TTM36702)**
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Public Improvements

b. The design for public potable water, recycled water, sewer, and storm drain within any public streets shall be reviewed and approved by the City Engineer.

c. Detailed on-site utility information shall be shown on the grading and/or street improvement plans which includes but is not limited to, location of monitoring manholes, backflow prevention devices, exact location of laterals, exact location and type of street lights, etc. The grading and/or street improvement plans will not be approved by the Engineering Department until detailed utility information is included on the plans.

d. In-lieu fees for undergrounding of overhead utilities shall be paid prior to Building Permit issuance, and all costs associated with said improvements shall be solely borne by the applicant.

e. All public improvements shall be designed per Riverside County standards and specifications and in accordance with the City’s Municipal Code.

Drainage/Hydrology

f. A hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Riverside County Hydrology Manual and the Riverside County Flood Control and Water Conservation District Standards and Guidelines is required. Additional drainage facilities may be required as a result of the findings of this study.

g. Any drainage above the historical flow routed onto adjacent property must be directed to a recorded private drainage easement. Applicant must provide a copy of the recorded document (i.e. letter of acceptance of drainage, in a format acceptable to the City) to the Engineering Department prior to approval of the grading plan.

h. All historical off-site drainage flowing onto or through the site shall be accepted by the Applicant. In the event the City permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the Applicant shall provide adequate drainage facilities and/or appropriate easements as approved by the City Engineer.

Storm Water Quality (NPDES)

i. Prior to the approval of the Gracing Plan and issuance of Grading Permits, an Erosion and Sediment Control Plan shall be submitted to and approved by the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project during construction, to reduce the discharge of sediment and other pollutants into the City’s and/or County’s storm drain system.
j. Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed site specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the Engineering Department. The WQMP shall be submitted on the Riverside County Flood Control & Water Conservation District Exhibit B – Site Specific WQMP Template and shall identify all Post-Construction, Site Design, Source Control and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters. Use of the LID Design Handbook is encouraged.

k. All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to obtain coverage under the State Water Resources Control Board’s General Permit for Storm Water Discharges Associated with Construction Activity. Proof of filing a Notice of Intent (NOI) with the State for coverage under this permit is required prior to approval of the Grading Plan and issuance of Grading Permits. The applicant shall submit a copy of the Waste Dischargers Identification Number (WDID) for coverage under the General Permit, applicable fee information and the necessary forms to complete the NOI are available on the web at: swrcb.ca.gov. Call out the WDID number on all grading and improvement plans.

l. All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to prepare a Storm Water Pollution Prevention Plan (SWPPP), on line at www.waterboards.ca.gov by logging into SMARTS: https://smarts.waterboards.ca.gov. A copy of the adopted SWPPP shall be maintained in the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction BMP, prior to starting work on the site.

Landscape

m. For on-site landscaping (except single family residence), a separate irrigation service shall be required.

n. Show corner sight line distances on the landscape plan per Riverside County Standards.

23. PRIOR TO CERTIFICATE OF OCCUPANCY

a. Complete all required public improvements to the satisfaction of the City Engineer.

b. Submit a set of Record Drawings for all Engineering Department approved projects plans for review and approval.

c. Record an approved “Water Quality Management Plan and Storm Water BMP Transfer, Access, and Maintenance Agreement” with the Riverside County Recorder on a standard City form.

Fee

d. All remaining fees/deposits required by the Engineering Department must be paid in full prior to issuance of a Certificate of Occupancy.
Public Improvements

e. Overhead utilities shall be under-grounded. Requests for exceptions must be submitted in writing to the City Engineer.

PROJECT SPECIFIC

24. GENERAL DEVELOPMENT REQUIREMENTS

a. Tentative Tract Map 36702 proposes a Schedule B subdivision of 10.48 gross acres into 17 numbered lots with 2 lettered lots

b. If the Applicant chooses to phase any portion of this project, off-site access to City maintained roads as approved by the Engineering Department must be provided.

25. PRIOR TO TRACT MAP ACCEPTANCE

Public Improvements

a. Improvement plans (streets, storm drain, signing & striping, and street lights) are required and shall conform to Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461) and all other relevant laws, rules, and regulations governing grading in the City of Jurupa Valley. Improvement plans shall be approved and securities in place prior to the tract map recording.

b. Stone Avenue is designated as a local street with a 60’ wide typical section and a 30’ half width. Dedication is required for a total half width of 30’.

Traffic/Transportation

c. Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone B of the Mira Loma Road and Bridge Benefit District. Should the project proponent choose to defer the time of payment, a written request shall be submitted to the City Engineer, deferring said payment to the time of issuance of a building permit. Fees which are deferred shall be based upon the fee schedule in effect at the time of issuance of the permit.

26. PRIOR TO PERMITTING (BUILDING, GRADING, ENCROACHMENT)

Grading and Landscape

a. Grading plans are required and shall conform to the California Building Code latest edition, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in the City of Jurupa Valley. The grading plan shall be approved and securities in place prior to the issuance of a grading permit.

b. A preliminary soils and pavement investigation report is required. Report must address liquefaction and subsidence as well as all other construction requirements within the road right-of-way.

c. The grading as proposed on the tentative map shows large areas of lot space as unusable due to the slopes. Grading plans are to reflect lower elevations on the north side of Street A and raised elevations on the south side. Split lots are acceptable. The slopes as proposed pose an erosion control and water conservation problem.
d. This project is not within the boundary of an existing CFD. The developer shall petition to form a CFD for the operation and maintenance of landscape on Stone Avenue, the water quality basin, and street lights on the project frontage on Stone Avenue and within the project.

e. Landscape plans for Stone Avenue and the water quality basin (areas under the maintenance of the CFD) shall be according to the current Riverside County L&LMD standards. The water quality basin shall be designed for public passive use. A short fence or shrub is required between the sidewalk and the basin along Stone St. If the basin slope is greater than 4:1 a 6' tubular steel fence will be required around the entire basin with a DG path to the bottom to accommodate the passive use.

Public Improvements

f. Minimum street sections and traffic indexes are to be according to Riverside County Standards. Final sections may be greater based on the final R values determined by a Geologist registered in the State of California

g. Stone Avenue is designated as a local street with a 60' wide typical section and a 30' half width. Dedication is required for a total half width of 30' with full improvements to be designed along project frontage

h. Interior streets are designated as local streets with a 56' wide typical section and shall be improved with curb, gutters, and sidewalks.

Traffic/Transportation

i. Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

j. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curb face or as approved by the City Engineer.

27. PRIOR TO CERTIFICATE OF OCCUPANCY

Public Improvements

a. Stone Avenue is designated as a local street with a 60' wide typical section and a 30' half width. Dedication is required for a total half width of 30' with full improvements to be constructed along project frontage.

b. All utility connections that require excavation within the existing public right-of-way will require encroachment permits.

c. Applicant shall ensure that streetlights are energized along the streets of those lots where Applicant is seeking Building Final Inspection (Occupancy). Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead 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.

A certificate should be obtained from the pertinent utility company and submitted to the Engineering Department as proof of completion.

Conditions of Approval for MA16047 (REVISION TO TTM36702)
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d. The project proponent shall contact SCE, IID or other electric provider and obtain the current "Streetlight Authorization" form. The form must be completed and submitted to the City for signature.

Traffic/Transportation

e. Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

f. Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

   a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

   b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.

   c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

   d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

   e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

   f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

UPDATED CONDITIONS OF APPROVAL – BASED UPON REVISED MAP DATED 6/13/16 FROM WEBB ASSOCIATES

The following revised Conditions of Approval for Tentative Tract Map No. 36702 are intended to supplement the Conditions of Approval accepted by the Planning Commission on October 22, 2014. If there is any conflict between the information provided in this update and the original COA, the information provided in the update shall govern.

1. The proposed 12 foot wide community trail along the easterly boundary of lots 7, 8, 9 and 10 shall be removed.

2. Provide an accessible trail along the north side of Lot 7 (12 feet wide) beginning at the easterly Tract boundary and terminating at the easterly end of Lot A. The accessible trail will continue between Lots 6 and 7.

Conditions of Approval for MA16047 (REVISION TO TTM36702)
Resolution No. 2016-07-13-01
3. The trail along the north and south side of Lot A shall be included within the CFD required for this development.

4. The trails identified within this development shall be constructed with stabilized decomposed granite due to the slopes proposed.

5. A maintenance gate shall be installed along Lot B adjacent to Lot 6 to prohibit unauthorized access to the west along Lot B.

6. Lot B shall be included within CFD required for this development. Maintenance of the V-ditch within Lot B shall be maintained through the CFD.

7. The offsite run-on of drainage from the south shall be intercepted and accepted by the individual property owners of this project. A reciprocal access easement between the individual property owners of the project shall be dedicated on the final map.

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): GID TIPERET I, LLC

Applicant's name (Signature): [Signature]

Date: 7/21/2016

END OF CONDITIONS OF APPROVAL
ATTACHMENT NO. 3

Planning Commission Staff Report
(dated July 13, 2016 w/o exhibits)
DATE: JULY 13, 2016
TO: CHAIR ZAVALA AND MEMBERS OF THE PLANNING COMMISSION
FROM: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR
BY: ROCIO LOPEZ, ASSOCIATE PLANNER
SUBJECT: AGENDA ITEM NO. 6.1
MASTER APPLICATION (MA) NO. 16047 (REVISED TENTATIVE TRACT MAP NO. 36702)
PROPOSAL: REQUEST TO ELIMINATE 12-FOOT COMMUNITY TRAIL ALONG EASTERN PROPERTY BOUNDARY
LOCATION: STONE AVENUE AND MARTINGALE DR. (APN 166-070-018)
APPLICANT: GID TIFERET 1, LLC

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2016-07-13-01 granting a revision to Tentative Tract Map No. 36702, subject to the Conditions of Approval.

BACKGROUND

On October 22, 2014, the Planning Commission approved Tentative Tract Map 36702 and Variance 1401 for the subdivision of a 10.48-acre parcel on Stone Avenue into 17 single-family residential lots. At that time, the Jurupa Area Recreation and Parks District (JARPD) requested that a 12-foot wide community trail be included along the eastern property boundary to be consistent with their “Community Trails Map” (see letter from JARPD dated March 3, 2014. Attachment No. 2). As a result of JARPD’s request, the 12-foot community trail was added to the map.

The formerly approved subdivision map is provided as Exhibit 2 and Attachment No. 5. In addition, the 2014 Planning Commission staff report and conditions of approval are also attached to this report under Attachment Nos. 2 & 3.

Just under two years later, on January 25, 2016, JARPD transmitted a letter (see Attachment 5 dated 1/25/16) to the applicant requesting reconsideration of the trail. JARPD requested this change and also requested that the Applicant consider installing the community trail along the northern property boundary.

As a result of JARPD’s request, the Applicant is requesting approval to eliminate the 12-foot community trail located along the eastern property boundary.
### TABLE 1: GENERAL PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Project Area</th>
<th>10.48 Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Plan Land Use Designation</td>
<td>RC: LDR (1/2 acre minimum)</td>
</tr>
<tr>
<td></td>
<td>Rural Community Low Density Residential</td>
</tr>
<tr>
<td>Zoning</td>
<td>A-1 (Light Agriculture)</td>
</tr>
<tr>
<td>Existing Land Use</td>
<td>Vacant Land</td>
</tr>
</tbody>
</table>

### LOCATION

The property is located on the east side of Stone Avenue, south of Martingale Drive and is adjacent to a hillside east of the property. Topography varies from 850 feet elevation above sea level along the eastern boundary to 773 feet along the northwestern boundary. The site currently slopes northwest at approximately 7.7% toward Stone Avenue. Surrounding land uses include single-family residences to the north, undeveloped land to the east and southeast; a single-family home to the south, and Stone Avenue Elementary School to the west. Exhibit 1 provides an aerial view of the project site.

### EXHIBIT 1: SITE LOCATION MAP
EXHIBIT 2: TENTATIVE TRACT MAP NO. 36702 (approved 10-22-14)

ANALYSIS

Upon JARPD’s request, on February 17, 2016, the Applicant’s representative, Webb Associates met with JARPD staff to discuss removal of the 12-foot community trail shown along the eastern property boundary. Based on the Applicant’s meeting with JARPD, and per JARPD’s attached letters (Attachment No. 5), JARPD concluded that instead of the eastern trail, a northern trail would serve the neighboring residents best by providing a connection from Stone Avenue to the existing Edison easement, see Exhibit 3. JARPD further stated that residents would not use the trail located along the eastern property boundary since it is confined only to this site. JARPD would not be able to extend the community trail beyond the subject site as it would require easements from property owners to the north and south who are unwilling to grant such easements.

JARPD requested relocation of the trail from the eastern property boundary, (shown in red in Exhibit 3), to the entire northern property boundary (see blue line above). JARPD indicated that a northern trail would provide connection from Stone Avenue to the Edison easement. Note: the Edison easement, located to the east of the subject site, is currently being used informally as a trail (see Attachment No. 6).

Staff researched JARPD’s request to eliminate the eastern trail and replace it with a northern trail. Per Exhibit 4, the Jurupa Area Plan Trails and Bikeway System map, adopted in 2003 under the Jurupa Area Plan of the Riverside County General Plan, and per Exhibit 5, JARPD Draft Trails Map, no trail is identified along Stone Avenue, nor within the subject property within either of the two maps. As a result, staff does not support the requested dedication of a trail along the northern portion of the subdivision. Further, the installation of a trail along the entire northern property boundary is not consistent with either the Jurupa Area Plan Trails and Bikeway System map or with JARPD’s Draft Trails Map. Staff also concluded that, while equestrians have been using the northern portion of the subject site to access the Edison easement trail, this access has been through a “non-designated” trail within private property.
It is important to note that although staff is not recommending a trail along the northern boundary of the subdivision, the owner of the subdivision may choose to make an application to do so. Such a request is not included with this application. If a trail along the north boundary of the tract is applied for, the Planning Department will require notice and outreach to the property owners to the north. Notification of surrounding property owners is particularly important since the northern boundary line of the subdivision is elevated approximately 15-feet higher than the properties located to the immediate north. Placement of a trail along the northern property boundary would likely result in an invasion of privacy to residents with adjacent properties.

Staff reviewed the adopted Conditions of Approval for the original TTM (MA1414). Per Condition No. 13, the Applicant was required to provide an accessible trail along the northern portion of Lot 7 to provide connectivity to the Community Trail. In addition, Condition No. 15 calls for an equestrian trail along the north and south side of proposed “A” street. The Applicant’s representative has provided a colored revision of TTM36702 which incorporates these conditions, see Exhibit 6 and Attachment No. 7. Attachment No. 8 shows the revised TTM36702.
Map Distribution

Staff circulated the revised map to several internal and external agencies, such as County Fire, Sheriff's Department, Jurupa Unified School District, Jurupa Community Services District, JARPD, Engineering and Building and Safety Departments. There were no additional comments to the revised map, other than from the Engineering Department.

Staff met with the Applicant and the Engineering Department to discuss the addition of seven (7) conditions. These conditions clarify the width and material to be used for a trail that the Planning Commission recommended between Lots 6 and 7 as well as maintenance. These conditions were added to the originally approved conditions by the City's Engineering Department.

Planning staff further recommends amending the following condition to be consistent with the revised map as follows:

Amend Condition No. 8 - TRAIL MAINTENANCE. Prior to the issuance of any building permit, the applicant or successor-in-interest shall annex to a trails maintenance district or other maintenance district approved by the City for the maintenance of the 12-foot equestrian trail, located along the eastern boundary of the property.
ENVIRONMENTAL REVIEW

The City has determined that the project would not create any new significant impacts, or impacts that are significantly different than those previously identified in the previously adopted Mitigated Negative Declaration (MA1414). Only those minor changes and additions to the previously adopted Mitigated Negative Declaration as described in the Addendum to the Mitigated Negative Declaration are needed to address the project. Therefore, the preparation of an Addendum to the previously adopted Mitigated Negative Declaration is the appropriate CEQA document to support the City's consideration of the Project, as outlined in the State CEQA Guidelines Section 15162 and 15164.

SUMMARY

The proposed revision to TTM36702 will not be a detriment to the public health, safety and/or welfare and is conditionally compatible with the present and future logical development of the area. While a trail along the entire northern property line cannot be supported by staff, the map does provide decomposed granite along both the north and south side of “A” Street (Lot A) and provides connectivity to the 12-foot accessible trail between Lots 6 and 7. Furthermore, the 12-foot accessible trail continues along the north side of Lot 7 and provides connectivity to the Community Trail currently being used within the Edison easement. As a result, JARPD is satisfied that the revised map provides connectivity to the existing Community Trail located east of the subject site.

Staff therefore recommends approval of revised Tentative Tract Map No. 36702.

Prepared by:                      Submitted by:

Rocio Lopez                          Thomas G. Merrell, AICP
Associate Planner                    Planning Director

Reviewed by:

//s// Serita Young

Serita Young                          ________________________
Deputy City Attorney
ATTACHMENTS

   a. Exhibit A. "Addendum to an Adopted Mitigated Negative Declaration (6-30-16)"
      and "Initial Study Checklist / Mitigated Negative Declaration and "Mitigation
      Monitoring and Reporting Program (9-23-14)
   b. Exhibit B. Recommended Conditions of Approval
2. JARPD Letter (dated 3/13/14)
3. October 22, 2014 Staff Report and Conditions of Approval
4. Previously approved TTM36702 (dated 10/10/14)
5. JARPD Letters (dated 1/25/16 & 5/11/16)
6. JARPD Email (dated 2/24/16)
7. Colored Revised TTM36702 (dated 6/13/16)
8. Revised TTM36702 (dated 6/13/16)
ATTACHMENT NO. 4

Previous Environmental Document Review Determination
Previous Environmental Document Review Determination

MA 19092 (First EOT for TTM No. 36702)

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:
Joseph Rivani

May 31, 2019
1.0 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 ("Project") is within the scope of the analysis contained in the Initial Study Checklist/Mitigated Negative Declaration adopted by the City of Jurupa Valley on October 22, 2014 and as amended on July 13, 2016, and to ensure that by extending the time of approval the Project does not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously.

B. Project Location

Eastside of Stone Avenue approximately 2,350 feet south of Jurupa Road. The Project site includes the following Assessor Parcel Number:


C. Project Description

On October 22, 2014, the City of Jurupa Valley Planning Commission adopted Resolution No. 2014-10-22-01, thereby approving Tentative Tract (TTM) No. 36702 and Variance No. 1401 and adopted the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the subdivision of a 10.48 acre parcel into 17 single-family residential lots; a common public street labeled “Lot A”; and one (1) water quality basin lot labeled “Lot B.” The City referred to this entitlement as MA 1414.

On July 13, 2016, the Planning Commission of the City of Jurupa Valley adopted Resolution No. 2016-07-13-01, thereby approving a revision to TTM No. 36702 that eliminated the 12-foot community trail along the eastern property boundary and provided an accessible trail along the northern portion of Lot 7 to provide connectivity to the Community Trail. In addition, an equestrian trail was approved along the north and south sides of proposed "A" Street. In approving these revisions, the Planning Commission also adopted an addendum to the previously adopted MND. The City referred to this entitlement as MA 16047.

The applicant is now requesting a one (1) year extension of time to July 13, 2020 for TTM No, 36702.

2.0 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
“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.”

Initial Study Checklist/Mitigated Negative Declaration, City of Jurupa Valley Master Application 1414 and Addendum to an Adopted Mitigated Negative Declaration, City of Jurupa Valley Master Application 16047 are 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.

3.0 ANALYSIS

As required by CEQA, an extension of time request is based on any physical changes to the project site or its immediate environs that would result in any potentially new significant impacts that were not identified in the previously adopted Mitigated Negative Declaration and the addendum to same (2014 through 2016).

The Initial Study Checklist determined that implementation of the proposed Project would result in no impacts or less than significant environmental affects under the following issue areas:
The Initial Study Checklist determined that the proposed Project would result in potentially significant impacts to the following issue areas, but the Project Applicant will incorporate mitigation measures that would avoid or mitigate effects to a point where clearly no significant environmental effects would occur:

- Air Quality (sensitive receptors during construction)
- Biological Resources (burrowing owl)
- Cultural Resources (archaeological resources)
- Land Use and Planning (habitat conservation plan)
- Utilities and Service Systems (sewer)

The Initial Study Checklist determined that, with the incorporation of mitigation measures, there was no substantial evidence, in light of the whole record before the Lead Agency (City of Jurupa Valley), that TTM No. 36702 would have a significant effect on the environment. Therefore, based on the findings of the Initial Study Checklist, the City of Jurupa Valley determined that a Mitigated Negative Declaration was the appropriate CEQA determination for TTM No. 36702 pursuant to CEQA Guidelines § 15070(b).

Environmental Setting (Baseline)

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]). In this case, the Initial Study Checklist determined that a Mitigated Negative Declaration is the appropriate form of CEQA compliance document, which does not require a Notice of Preparation. Thus, the environmental setting is the approximate date that the adopted Initial Study Checklist was prepared which is August 2014.

The Project site consists of approximately 10.48 gross acres. The site is generally characterized as a previously disturbed site dominated by a nearly uniformly dense coverage of non-native grassland. No shrubs are present on site. The eastern and southern portions of the site has been planted with exotic/non-native tree species. A small elevated pad is located along the southern property boundary. Scattered debris dumping is also present. The site has been entirely disced absent the
areas where the trees occur. Equestrian uses are also evident. The site historically appears to have been used for agricultural activities.

An existing irrigation concrete channel (North Riverside and Jurupa Channel) traverses the area along the project south-eastern boundary at the base of the hill bordering the site. This concrete ditch is filled with sediment and appears to be abandoned.

Elevations across the Project site vary from 850 feet above mean sea level along the site eastern boundary at the bottom of the hill to 773 feet above mean sea level along the site northwestern boundary. The site currently slopes northwest at approximately 7.70%.

Primary access to the site is provided from Stone Avenue which connects to Jurupa Road to the north. Surrounding land uses are shown on Table 1.

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>Vacant</td>
</tr>
<tr>
<td>North</td>
<td>Single-Family Residential</td>
</tr>
<tr>
<td>South</td>
<td>Single-Family Residence/Vacant</td>
</tr>
<tr>
<td>East</td>
<td>Single-Family Residential/Vacant/North Riverside and Jurupa Canal</td>
</tr>
<tr>
<td>West</td>
<td>Stone Avenue Elementary School</td>
</tr>
</tbody>
</table>

*Source: Field Inspection, June 2014*

**Existing Conditions (May 2019)**

The site conditions that are described above remain the same at this time. There have been no land uses that have been developed in the immediate environs of the Project site since the MND was adopted in October 2014 and the Addendum to the MND was adopted in July 2016.

**Conclusion**

There are no significant physical changes to the Project site nor in the immediate environs that would render the conclusions made in the adopted MND and the addendum to same that would render the previous determination invalid. As such, 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 adopted MND or the addendum to same. All the mitigation measures contained in the prior MND and the addendum to same will be imposed on the Project.
4.0 DETERMINATION:

On the basis of the evaluation in Section 3.0 this document, I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier MND, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier MND, nothing further is required.

Thomas G. Merrell, AICP, Planning Director

City of Jurupa Valley

Printed Name/Title

Date:
ATTACHMENT NO. 5

TTM36702 (Dated 6-13-16)
RETURN TO AGENDA \hspace{1in} STAFF REPORT

DATE: JUNE 12, 2019
TO: CHAIR MOORE AND MEMBERS OF THE PLANNING COMMISSION
FROM: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR
BY: CHRIS MALLEC, ASSISTANT PLANNER
SUBJECT: AGENDA ITEM NO. 6.2

MASTER APPLICATION (MA) NO. 19107: REQUEST FOR A ONE (1) YEAR EXTENSION OF TIME FOR TENTATIVE TRACT MAP (TTM) NO. 36283 TO SUBDIVIDE 24.63 ACRES OF VACANT LAND INTO 107 PARCELS FOR SINGLE FAMILY DWELLINGS

LOCATION: SOUTHWEST CORNER OF LIMONITE AVENUE AND DOWNEY STREET (APN’S: 162-230-001, 162-230-006)

APPLICANT: LANSING COMPANIES

RECOMMENDATION

By motion, table this item in order to provide time for staff to review the provisions of the development agreement requirements for this tentative tract map.

BACKGROUND

Subsequent to placing this extension of time application on the agenda, it has come to staff’s attention that provisions of the development agreement may affect the timing for this map which should be reviewed further by City staff.

The Planning Commission recommended approval of the Paradise Knolls project under Master Application (MA) 14115 on December 9, 2015. This included the following entitlements:

- Specific Plan 1402
- General Plan Amendment 1406
- Change of Zone 1496
- Tentative Tract Map 36282
- Tentative Tract Map 36283
- Neighborhood Development Plan 1401
- Development Agreement

The City Council conducted a public hearing for the project on April 22, 2016, and approved minor changes to the Planning Commission’s conditions of approval, and certified the project’s Environmental Impact Report.

The Applicant is requesting the 1st extension of time (EOT) for TTM36283 which, if approved, will have an expiration date of April 21, 2020. The purpose of the extension is to allow the applicant enough time to finish the processing of the final map.
Staff recommends that item be tabled until such time the development agreement issues can be reviewed and included in the staff report. The item will be re-noticed when it is ready to be considered by the Planning Commission.

Prepared by:

Chris Mallec
Assistant Planner

Submitted by:

Thomas G. Merrell, AICP
Planning Director

Reviewed by:

//s// Serita Young

Serita Young
Deputy City Attorney