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 July 24, 2019 Regular Meeting

5.2 August 7, 2019 Adjourned Regular Meeting

5.3 August 14, 2019 Regular Meeting

6. Public Hearings

6.1 MASTER APPLICATION NO. 19134 (TPM36977EOT) AND MASTER APPLICATION NO. 19161 (SDP19077) TO ALLOW A ONE-YEAR EXTENSION TO A PREVIOUSLY APPROVED TENTATIVE PARCEL MAP (TPM36977) AND RE-APPROVAL OF A SITE DEVELOPMENT PERMIT (SDP19077) TO ALLOW ADDITIONAL TIME TO DEVELOP THE “VALLEY PLAZA” SHOPPING CENTER ON 4.44 ACRES LOCATED AT 8250 MISSION BOULEVARD (APN: 171-260-013) APPLICANT: LIMONITE C & C, LLC

On the basis of an evaluation of the previously prepared and adopted Environmental Document (Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program) all potentially significant effects (a) have been analyzed adequately in the earlier MND, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier MND, including revisions or mitigation measures that are imposed upon the Proposed Project. Nothing further is required.

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2019-08-15-01 (1) adopting a Previous Environmental Document Review Determination, (2) approving Site Development Permit No. 19077; and (3) approving a one-year Extension of Time for Tentative Parcel Map 36977 for Valley Square Shopping Center on 4.44 acres.

7. Commission Business

7.1 Discussion Item – Mira Loma Warehouse Overlay (at the request of Commissioner Newman)

8. Public Appearance/Comments

9. Planning Commissioner's Reports and Comments

10. Planning Department Report

11. Adjournment
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

The Regular Session of the Jurupa Valley Planning Commission meeting was called to order at 7:00 p.m. on July 24, 2019 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

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

Members absent: All Present

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

3. Public Appearance/Comments - None

4. Approval of Agenda

Commissioner Moore moved, and Commissioner Silva seconded, a motion to approve the July 24, 2019 agenda. The motion was approved 5:0.

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

5. Approval of Minutes

Chair Pro Tem Pruitt moved and Commissioner Silva seconded, a motion to approve the July 10, 2019 Planning Commission Minutes. The motion was approved 5:0.

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

Chair Pro Tem Pruitt moved and Commissioner Silva seconded, a motion to approve the July 25, 2018 Planning Commission Minutes with corrections. The motion was approved 3:2.

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

6. PUBLIC HEARING

6.1 AN ORDINANCE OF THE CITY OF JURUPA VALLEY ESTABLISHING REGULATIONS APPLICABLE TO THE LOCATION AND INSTALLATION OF SMALL WIRELESS FACILITIES IN PUBLIC RIGHTS-OF-WAY AND REVISING SECTION 9.275.020 AND AMENDING TITLE 13 OF THE JURUPA VALLEY MUNICIPAL CODE

Mr. Tim Jonasson, Senior Manager, Development Services provided a PowerPoint presentation and a summary of the proposed ordinance for the installation of Small Wireless Facilities in Public Rights-of-Way for the City of Jurupa Valley. Mr. Jonasson stated that since 2003 cell phone use with increased data transmitting and receiving has increased significantly and that additional wireless broadband infrastructure is needed to meet the demand for data capacity and speed. The 5th Generation broadband network will be designed with imbedded technologies to meet the demand. On September 27, 2018 the Federal Communications Commission issued a ruling, “Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment” which went into effect January 14, 2019. The ruling is intended to facilitate implementation by shortening review time frames, limiting cost and establishing aesthetic standards. Mr. Jonasson provided a summary of the requirements on local governments and key elements in the ordinance for discussion.

COMMISSIONER DELIBERATION

Members of the Commission discussed the following topics:
- Amount of applications received to date
- Maintenance of location sites
- 10-year permit
- Process for implementation of “Smart City”

PUBLIC HEARING OPENED

Michelle Brower, Representative for Verizon stated they are supportive of the City’s involvement and encouragement for the installation of the small wireless facilities.

Ms. Jacqueline Lee, resident asked the City to take into consideration health concerns emanating from these facilities as well as how many would be built including concerns for high winds affecting communications.

PUBLIC HEARING CLOSED

Commissioner Newman moved, and Chair Moore seconded, a motion to adopt Resolution No. 2019-07-24-01 recommending that the City Council approve amendment of the Jurupa Valley Municipal Code excluding small wireless facilities from the wireless communication facilities regulations and find that the proposed amendment is exempt from CEQA. The motion was approved 5:0.
7. Commission Business

Chair Pro Tem inquired where residents can contact city staff regarding traffic concerns.

8. Public Appearance/Comments - None

9. Planning Commissioner’s Reports and Comments

Commissioner Newman announced fellow Commissioner Mariana Lopez received a distinguished 30 under 30 State Award.

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

ADJOURNMENT

There being no further business before the Jurupa Valley Planning Commission, Chair Moore adjourned the meeting at 8:15 p.m. to the August 7, 2019 Planning Commission meeting.

Respectfully submitted,

Thomas G. Merrell, AICP, Planning Director
Secretary of the Planning Commission
1. Call to Order and Roll Call

Due to the prior cancelation of the Regular Session, the Jurupa Valley Planning Commission meeting was called to order by the Secretary of the Planning Commission at 7:00 p.m. on August 7, 2019 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley and due to a lack of a quorum was adjourned.

Roll Call:

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

Meeting was adjourned due to the lack of a quorum.

Respectfully submitted,

Thomas G. Merrell, AICP, Planning Director
Secretary of the Planning Commission
1. Call to Order and Roll Call

Due to the prior cancelation of the Regular Session, the Jurupa Valley Planning Commission meeting was called to order by the Secretary of the Planning Commission at 7:00 p.m. on August 14, 2019. The Secretary of the Commission adjourned the meeting for lack of a quorum to August 21, 2019 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Roll Call:
- Corey Moore, Chair, Absent
- Arleen Pruitt, Chair Pro Tem, Absent
- Mariana Lopez, Commission Member, Absent
- Penny Newman, Commission Member, Absent
- Guillermo Silva, Commission Member, Absent

Meeting was adjourned due to the lack of a quorum to August 21, 2019.

Respectfully submitted,

Thomas G. Merrell, AICP, Planning Director
Secretary of the Planning Commission
DATE: AUGUST 21, 2019
TO: CHAIR MOORE AND MEMBERS OF THE PLANNING COMMISSION
FROM: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR
BY: ANNETTE TAM, SENIOR PLANNER
SUBJECT: AGENDA ITEM NO. 6.1
  MASTER APPLICATION NO. 19134 (TPM36977EOT) AND MASTER APPLICATION (MA) NO. 19161 (SDP19077)
  PROPOSAL: ONE-YEAR EXTENSION TO PREVIOUSLY APPROVED TPM36977 & RE-APPROVAL OF “VALLEY PLAZA” – SHOPPING CENTER ON 4.44 ACRES
  LOCATION: 8250 MISSION BOULEVARD (APN: 171-260-013)
  APPLICANT: LIMONITE C & C, LLC

RECOMMENDATION
By motion, adopt Planning Commission Resolution No. 2019-08-15-01 (1) adopting a Previous Environmental Document Review Determination, (2) approving Site Development Permit No. 19077; and (3) approving a one-year Extension of Time for TPM36977 for Valley Square shopping center on 4.44 acres.

BACKGROUND
Past Approvals
On June 22, 2016, the Planning Commission approved a 32,000 square-foot shopping center, Valley Square, proposed at the southwest corner of Mission Boulevard and Pyrite Street (APN: 171-260-013). The approval included the following entitlements:

- Conditional Use Permit & Public Convenience or Necessity for ARCO gasoline service station and AM/PM mini-mart with concurrent sale of beer and wine for off-site consumption
- Site Development Permit for the shopping center
- Tentative Parcel Map to subdivide project site into three (3) parcels

On November 5, 2018, the Planning Director approved a Substantial Conformance to allow the following minor modifications to the site plan (MA18195):

1. Relocation and widening of the driveway along Pyrite Street
2. New emergency exit at the car wash
3. Modification of the parking configuration and landscape islands
Expiration of Entitlements

- **Conditional Use Permit and Public Convenience or Necessity.** These approvals have been used and are not expired.

- **Site Development Permit.** The approved Site Development Permit for the shopping center expired on June 22, 2018. The approval provided two years for the applicant to construct the shopping center. However, at this time, the applicant has constructed a portion of the shopping center: the gas station with convenience store and car wash. Because, the applicant needs more time to construct the remainder of the shopping center, the applicant is requesting re-approval of the shopping center to provide two more years.

- **Tentative Parcel Map.** The tentative parcel map’s original expiration date is 6/22/19. The applicant is requesting a one-year extension to record the subdivision map to allow additional time. The extension would expire on 6/22/20 if approved by the Planning Commission.

Table 1 presents the applications for this project.

<table>
<thead>
<tr>
<th>TABLE 1. REQUESTED ENTITLEMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extension of Time for TPM36977</td>
</tr>
<tr>
<td>Site Development Permit</td>
</tr>
</tbody>
</table>

EXHIBIT A. PROJECT SITE (SOURCE: COUNTY OF RIVERSIDE GIS)
TABLE 2: GENERAL PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL ACREAGE OF PROJECT SITE</td>
<td>4.4</td>
</tr>
<tr>
<td>EXISTING GENERAL PLAN LAND USE DESIGNATION</td>
<td>Commercial Retail</td>
</tr>
<tr>
<td>EXISTING ZONING CLASSIFICATIONS</td>
<td>General Commercial (C-1/C-P)</td>
</tr>
</tbody>
</table>

ANALYSIS

I. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The City of Jurupa Valley has previously adopted a Mitigated Negative Declaration (MND) for the Project by Resolution No. 2016-06-22-02. For this project, the City has prepared 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.). The document has been prepared to determine if the Proposed Project is within the scope of the analysis contained in the adopted MND, and to ensure the Proposed Project does not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously.

On the basis of the evaluation in the Previous Environmental Document Review Determination, 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, including revisions or mitigation measures are imposed upon the Proposed Project. Nothing further is required. The adopted mitigation measures (see Attachment No. 3) are still required to be implemented by the applicant if this Site Development Permit is approved.

II. TITLE 9 LAND USE ORDINANCE. There is no change on the previously approved project. The project is consistent with the zoning code as shown on the plans.

III. TITLE 7 SUBDIVISIONS. There is no change to the previously approved tentative map. The request is to extend the expiration date to 6/22/20. Pursuant to the subdivision ordinance, an extension of time shall not be granted unless the subdivision map conforms to the Comprehensive General Plan, is consistent with existing zoning, and does not adversely affect the general health, safety, and welfare of the public.

The map is consistent with the General Plan and the zoning code. The map does not adversely affect general health, safety, and welfare of the public as presented on the site plan and the implementation of the conditions of approval and mitigation measures. Approving the extension of time application will allow the applicant almost a year to process and record the subdivision map.

IV. FINDINGS FOR APPROVAL OF A SITE DEVELOPMENT PERMIT (SDP)

The proposal complies with the following required findings for the approval of a site development permit per Sec. 9.240.330:

A. The proposed use must conform to all the requirements of the City of Jurupa Valley General Plan and with all applicable requirements of State law and the ordinances of the City of Jurupa Valley.
The project site has a Land Use designation of Commercial retail and a zoning classification of General Commercial (C-1/C-P). The proposed commercial development demonstrates consistency with the General Plan and compliance with the zoning code.

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

The proposed development, as presented in the Site Plan, has been designed to accommodate orderly vehicular and pedestrian traffic flow. The placement of the buildings conforms to the logical development of the land and is compatible with the present and logical development of the area. The development of this property, with its high quality architecture, landscaping, future signage and upgraded perimeter walls is compatible with the surrounding and future development of the surrounding neighborhood.

The project will require right-of-way dedication along Mission Blvd. and Pyrite St. to support new public improvements such as Community Trail, sidewalk, landscaped parkway, curb and gutter. Furthermore, the Preliminary Water Quality Management Plan was reviewed and approved by Engineering Department for the grading and drainage requirements outlined under the Engineering section of the Conditions of Approval.

C. All site development permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with County Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

Staff has conditioned that the Applicant is prohibited from selling any constructed structures until the parcel on which the building(s) are upon is divided and a final map recorded.

**CONCLUSION**

Staff has no concern for the re-approval for the unconstructed portion of the shopping center or the extension of time as it allows the applicant to finish the construction and subdivision of the shopping center. The project will provide for street improvements, enhancement of the area, and promote in economic development.
ATTACHMENTS
1. Resolution No. 2019-08-21-01
   a. Exhibit A. Recommended Conditions of Approval
   b. Exhibit B. Previous Environmental Document Review Determination
2. Exhibits:
   a. Architectural & Landscape Plans
   b. Previously Approved TPM36977 with Grading
3. Previously adopted Mitigation Monitoring Reporting Program (MMRP) of the Mitigated Negative Declaration (MND)
ATTACHMENT NO. 1

Resolution No. 2019-08-21-01
RESOLUTION NO. 2019-08-21-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY APPROVING SITE DEVELOPMENT PERMIT NO. 19077 TO CONSTRUCT A SHOPPING CENTER ON REAL PROPERTY LOCATED AT 8250 MISSION BOULEVARD (APN: 171-260-013) IN THE GENERAL COMMERCIAL (C-1/C-P) ZONE, APPROVING A ONE YEAR EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 36977 FOR A SCHEDULE “E” SUBDIVISION OF APPROXIMATELY 4.44 ACRES OF REAL PROPERTY LOCATED AT 8250 MISSION BOULEVARD (APN: 171-260-013) IN THE GENERAL COMMERCIAL (C-1/C-P) ZONE, AND DETERMINING NO FURTHER CEQA REVIEW REQUIRED

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

Section 1. Project. Limonite C&C, LLC (the “Applicant”) has applied for:
(1) Site Development Permit No. 19077 (Master Application No. 19161 or MA No. 19161) to construct a shopping center on real property located at 8250 Mission Boulevard (APN: 171-260-013) in the General Commercial (C-1/C-P) Zone and designated Commercial Retail (CR); and
(2) a one year Extension of Time for Tentative Parcel Map No. 36977 (Master Application No. 19134 or MA No. 19134) for a Schedule “E” subdivision of 4.44 acres into three (3) commercial parcels with reciprocal access and parking on real property located at 8250 Mission Boulevard (APN: 171-260-013) in the General Commercial (C-1/C-P) Zone and designated Commercial Retail (CR) (collectively, the “Project”).

Section 2. Site Development Permit.

(a) The Applicant is seeking approval of Site Development Permit No. 19077 to construct a 32,000 square-foot shopping center on a 4.44 acre Project site on real property located at the southwest corner of Mission Boulevard and Pyrite Street in the Glen Avon community (APN: 171-260-013).

(b) The Planning Commission originally approved Site Development Permit No. 31556 to permit the construction of a 32,000 square-foot shopping center, with a gasoline service station and convenience store, on an 4.44 acre project site on real property located at the southwest corner of Mission Boulevard and Pyrite Street in the Glen Avon community (APN: 171-260-013) on June 22, 2016.

(c) The Applicant has constructed the gasoline service station and convenience store permitted under Site Development Permit No. 31556, but has not begun substantial construction of the 32,000 square-foot shopping center or diligently pursued the completed construction of the shopping center.
(d) Section 9.240.330(7)(a) of the Jurupa Valley Municipal Code provides that any site development permit that is approved shall be used within two (2) years from the effective date thereof, or within such additional time as may be specified in the conditions of approval, which shall not exceed a total of five (5) years; otherwise, the site development permit shall be null and void. The term “use” means the beginning of substantial construction of the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use.

(e) Planning Department Condition of Approval No. 9, imposed on Site Development Permit No. 31556, provides that the approval of Site Development Permit No. 31556 must be used within two (2) years of the approval date (i.e., June 22, 2018); otherwise, it shall become null and void of no effect whatsoever.

(f) Section 9.240.330(7)(a) of the Jurupa Valley Municipal Code also provides that notwithstanding the provisions of Section 9.240.330(7)(a), if a site development permit is required to be used within less than five (5) years, the applicant or his/her successor-in-interest may, prior to its expiration, request an extension of time in which to use the site development permit.

(g) The Applicant has not filed a request for an extension of time for the construction of the shopping center approved under Site Development Permit No. 31556. Therefore, the approval of the shopping center under Site Development Permit No. 31556 expired on June 22, 2018.

(h) Section 9.240.330(4)(d)(iii) of the Jurupa Valley Municipal Code provides that a site development permit application may be referred to the Planning Commission by the Planning Director and heard by the Planning Commission in accordance with the provisions of Section 9.240.330 when there is a policy implication or the proposed use is the subject of concern for public interest, as expressed by the City Council.

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

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

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

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

Section 3. **Extension of Time.**

(a) The Applicant is seeking approval of a one year extension of time for Tentative Parcel Map No. 36977 to subdivide approximately 4.44 acres of real property located at 8250 Mission Boulevard (APN: 171-260-013).

(b) The Planning Commission originally approved Tentative Parcel Map No. 36977 on June 22, 2016, with an expiration date of June 22, 2019.

(c) The Applicant filed an application for a one year extension of time for Tentative Parcel Map No. 36977 on June 3, 2019, prior to the June 22, 2019 expiration date.

(d) Section 7.15.230.B.(2) of Chapter 7.15 of the Jurupa Valley Municipal Code and Government Code Section 66452.6(e) provide 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 4. **Procedural Findings.** The Planning Commission of the City of Jurupa Valley does hereby find, determine, and declare that:

(a) The application for MA Nos. 19161 and 19134 were processed including, but not limited to a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On August 21, 2019, the Planning Commission of the City of Jurupa Valley held a public hearing on MA Nos. 19161 and 19134, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing.

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

Section 5. **California Environmental Quality Act Findings.**

(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 Site Development Permit No. 19077 and the Extension of Time for Tentative Parcel Map No. 36977. City staff has also reviewed the Initial Study and Mitigated Negative Declaration (IS/MND) prepared for Site Development Permit No. 31556 and Tentative Parcel Map No. 36977 and approved by the Planning Commission on June 22, 2016, including the impacts and mitigation measures identified therein, and prepared a Previous Environmental Document
Review Determination in accordance with CEQA for the Project. The Previous Environmental Document Review Determination is attached hereto as Exhibit “B” and incorporated herein by this reference. 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. All potential environmental impacts associated with Site Development Permit No. 31556, proposed Site Development Permit No. 19077, Tentative Parcel Map No. 36977, and the proposed Extension of Time for Tentative Parcel Map No. 36977 are adequately addressed by 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

2) All potential environmental impacts associated with Site Development Permit No. 31556, proposed Site Development Permit No. 19077, Tentative Parcel Map No. 36977, and the proposed Extension of Time for Tentative Parcel Map No. 36977 are adequately addressed by 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, 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 Site Development Permit. The Planning Commission of the City of Jurupa Valley does hereby find, determine, and declare that the proposed Site Development No. 19077 should be granted because:

(a) The proposed shopping center conforms to all the requirements of the Jurupa Valley General Plan in that the project site is designated Commercial Retail. The proposed commercial development demonstrates consistency with the General Plan;

(b) The proposed shopping center conforms to all applicable requirements of state law and the ordinances of the City in that the land use designation of Commercial Retail
and zoning classification of C-1/C-P are consistent; the project is consistent to applicable requirements and standards.

(c) The overall development of the land is designed for the protection of the public health, safety, and general welfare in that the proposed development, as presented in the Site Plan, has been designed to accommodate orderly vehicular and pedestrian traffic flow; the conditions of approval and mitigation measures are also designed for the protection of the public health, safety, and general welfare;

(d) The overall development of the land is designed to conform to the logical development of the land in that the General Plan has designated this site for Commercial Retail and the proposed development is a commercial shopping center;

(e) The overall development of the land is designed to be compatible with the present and future logical development of the surrounding property in that the placement of the buildings conforms to the logical development of the land and is compatible with the present and logical development of the area. The development of this property, with its high quality architecture, landscaping, future signage and upgraded perimeter walls is compatible with the surrounding and future development of the surrounding neighborhood;

(f) The plan in proposed Site Development Permit No. 19077 considers the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion in that the project will require right-of-way dedication along Mission Blvd. and Pyrite St. to support new public improvements such as Community Trail, sidewalk, landscaped parkway, curb and gutter;

(g) The plan in proposed Site Development Permit No. 19077 takes into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof in that the Preliminary Water Quality Management Plan was reviewed and approved by Engineering Department for the grading and drainage requirements outlined under the Engineering section of the Conditions of Approval;

(h) Proposed Site Development Permit No. 19077, which permits the construction of more than one structure on a single legally divided parcel, shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Title 7 of the Jurupa Valley Municipal Code, in such a manner that each building is located on a separate legally divided parcel.

Section 7. Findings for Approval of Extension of Time for Tentative Parcel Map No. 36977. The Planning Commission of the City of Jurupa Valley does hereby find, determine, and declare that the proposed Extension of Time for Tentative Parcel Map No. 36977 should be granted because:

(a) The proposed Extension of Time for Tentative Parcel Map No. 36977 is consistent with the Jurupa Valley 2017 General Plan including, but not limited to, Title 7 and Title 9 of the municipal code;
(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, Title 7 and Title 9 of the municipal code;

(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 consistent with the CR land use designation and is consistent with the development standards within the C-1/C-P 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 June 22, 2016;

(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 June 22, 2016; 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 8. Approval of Master Application Nos. 19161 and 19134. Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby approves Site Development Permit No. 19077 (MA No. 19161) to construct a shopping center on real property located at 8250 Mission Boulevard (APN: 171-260-013) in the General Commercial (C-1/C-P) Zone and designated Commercial Retail (CR), subject to the recommended conditions of approval attached hereto as Exhibit “A.” Further, based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby approves a one year Extension of Time for Tentative Parcel Map No. 36977 (MA No. 19134) for the subdivision of 4.44 acres into three (3) commercial parcels with reciprocal access and parking on real property located at 8250 Mission Boulevard (APN: 171-260-013) in the General Commercial (C-1/C-P) Zone and designated Commercial Retail (CR). Tentative Parcel Map No. 36977 shall expire on June 22, 2020, unless within that period of time the expiration date of June 22, 2020 shall have been extended or a final map shall have been approved and filed with the County Recorder.

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

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Jurupa Valley on this 21st day of August, 2019.
Corey Moore
Chair of Jurupa Valley Planning Commission

ATTEST:

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

I, Thomas G. Merrell, Planning Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2019-08-21-01 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 21st day of August, 2019, by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

________________________________________
THOMAS G. MERRELL
PLANNING DIRECTOR
Exhibit A of Attachment No. 1

Recommended Conditions of Approval
EXHIBIT A

PLANNING DEPARTMENT

1. **PROJECT PERMITTED.** MA19161 (SDP19077) is for the approval of the 32,000 square-foot shopping center and other minor site improvements such as parking area, and landscaping. In particular, it is for the unconstructed portion of the shopping center. On-site advertising signs are not part of this approval. The property is located at the southwest corner of Mission Boulevard & Pyrite Street (APN: 171-260-013).

2. **INDEMNIFY CITY.** The applicant, the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the “Indemnitor”), shall indemnify, defend, and hold harmless the City of Jurupa Valley and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the “Indemnitees”) from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including, without limitation, litigation expenses and attorney’s fees, arising out of either (i) the City’s approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including, without limitation, any action taken pursuant to the California Environmental Quality Act (“CEQA”), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an “Action”) within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right, but not the obligation, to do so and, if it does, the Indemnitor shall promptly pay the City’s full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City.

3. **CONSENT TO CONDITIONS.** Within thirty (30) days after project approval, the property owner or designee shall submit written consent to the required conditions of approval to the Planning Director or designee.

4. **MITIGATION MEASURES.** This project shall be subject to the mitigation measures of the previously adopted Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) under MA15192 (SDP31556, CUP15004, TPM36977 and PCN15005).

5. **FEES.** The approval of MA18089 (CZ18001, TTM37470 with exception, VAR18004) shall not become effective until all planning fees have been paid in full.

6. **APPROVAL PERIOD.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is
meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to three (3) years of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within five (5) years of the approval date this permit, it shall become null and void.

7. OTHER CONDITIONS IN EFFECT FOR THE ALCOHOL SALES BY THE CONVENIENCE STORE & TPM36977. The following conditions were applied to MA15192 (SDP31556, CUP15004, TPM36977, and PCN15005) and are still in effect:
   a) Sales of Alcohol: Condition Nos. 24, 25, 27, & 28 of MA15192
   b) TPM36977: Condition No. 17 of MA15192

8. CONFORMANCE TO APPROVED EXHIBITS. The project shall be in conformance to the approved plans listed below with changes in accordance to these conditions of approval: Architectural and Landscape Plans

9. DELIVERIES. Restricted Loading / Unloading Times. Hours of delivery for the project site shall only occur between the hours of 7:00 am – 6:00 pm on Mondays to Fridays. Failure to comply with this condition is a violation of this approval of MA19161 (SDP19007). If the applicant does not correct the violation or has repeatedly violated this condition, the applicant shall be subject to a Planning Commission’s public hearing to resolve the violation. If the violation cannot be cured for any reason after the Planning Commission’s public hearing, MA19161 (SDP19007) may be subject to revocation.

10. INCORPORATE CONDITIONS. Prior to the issuance of any building permit, the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the project’s final approval.

11. ACCESSORY STRUCTURES OR EQUIPMENT FOR THE GAS STATION. Prior to the issuance of any building permit, the applicant shall submit plans indicating the location of accessory structures or equipment (including the vapor recovery system, air and water dispensers). These accessory structures or equipment shall not be located within 10 feet from the rights-of-way.

12. ON-SITE LANDSCAPING. Prior to the issuance of any Building permit, the applicant shall submit a “Professional Services (PROS)” application (with current fees) and the following items for Planning Director review and approval:
   a) The total cost estimate of landscaping, irrigation, and one-year of maintenance.
   b) Completed City Faithful Performance Bond for Landscape Improvements form with original signatures after the City provides the applicant with the required amount of bond.
   c) Completed City Landscape Agreement with original signatures after the City has reviewed the submitted cost estimate.
   d) Final landscape, maintenance, planting, and irrigation plans and digital copies (CD format). The plans shall be modified to include the following:
i. Tree legend

ii. Indicate all free-standing signs as shown in the Master Sign Program

iii. Consistency with the site plan

iv. Landscape planter along the entire southern property line shall include dense tree screening to buffer sensitive residential land uses located to the south of the subject site.

v. Revisions consistent with comments provided by RHA Landscape Architect dated May 17, 2016.

vi. Trees shall be installed within the parkway adjacent to curb along Mission Blvd. and Pyrite Street. Tree size, specimen and installation shall be under the direction of the Engineering Department if they are within the public right-of-way.

Prior to the issuance of the first Certificate of Occupancy for MA19161 (SDP19007), the following events shall be satisfied in the order it is listed:

1. **Substantial Conformance Letter**: The Landscape Architect of Record shall conduct an inspection and submit a letter to the City of Jurupa Valley Planning Department once the landscape architect has deemed the installation is in conformance to the approved plans.

2. **City Inspection**: The City landscape architect shall conduct an inspection of the installation to confirm the landscape and irrigation plan was constructed in accordance to the approved plans.

13. **TRASH COLLECTION**. Prior to the issuance of any building permit, the applicant shall submit plans to include the trash collection with details and specification to the Planning Department for review and approval. Walls of the enclosure and any solid gates shall have graffiti protection coating. In addition, the applicant shall submit an approval or clearance letter from the waste collection agency to the Planning Department.

14. **PERIMETER WALL & FENCE**. Prior to the issuance of any Building permit, the applicant shall submit a Wall & Fence plan that satisfy this condition for the review and approval of the Planning Director.

a) **Southern Property Line**. The applicant shall repair or replace the existing perimeter wall along the southern property line of the project site. Any replacement of the perimeter wall shall include the construction of a six (6) foot high decorative block wall. The applicant, or his/her designee, shall install a wrought iron extension along the entire southern masonry wall.

b) **Westerly Property Line**. The applicant shall construct a split-rail fence along the western boundary of the site along the landscape planters. The fence shall be constructed with high density polyethylene (HDPE) or a similar material with the same or higher quality in aesthetics and structure.

c) **Trail Fence**. The split-rail fencing for trails shall be constructed with high density polyethylene (HDPE) or a similar material with the same or higher quality in aesthetics and structure. Prior to the issuance of any Building permit, the
applicant shall submit exhibits that satisfy this condition for the review and approval of the City Engineer and Planning Director.

d) **Gates.** The applicant shall install gates at the rear of the multi-tenant retail building on both ends, equipped with a panic bar.

15. **PEDESTRIAN ON-SITE PATHWAYS.** All on-site pedestrian access pathways shall be constructed with decorative paving such as colored concrete pavers or stamped concrete to the satisfaction of the Planning Director.

16. **HITCHING POST.** Applicant shall consider installing a hitching post along the Pyrite Street frontage and work with the Planning Department.

17. **SHARED ACCESS.** The applicant shall maintain an access area along a portion of the western property line to encourage reciprocal access into the future development of the adjacent property located to the immediate west of this subject site.

18. **GRAFFITI PROTECTION FOR WALLS.** Prior to the issuance of any building permit, the applicant shall submit plan that includes anti-graffiti coating or protection for the exterior side of all perimeter walls and exterior of building walls to half the height of the structure, or 12 feet, whichever is greater, for City review and approval. The applicant shall remove any graffiti on the property as soon as possible. In addition, if the applicant was notified by the City, the applicant shall remove the graffiti within seven (7) days of the City's notice.

19. **OUTDOOR LIGHTING.** The applicant shall provide sufficient outdoor lighting after dusk. All outdoor lighting fixtures shall be maintained in good condition. Light fixtures shall be shielded to prevent any light to flood onto adjacent properties.

   a) **Photometric Plan.** Prior to the issuance of any building permit, the applicant shall submit a photometric plan which provides ample site coverage and prevents spillage and glare onto adjacent properties.

20. **MAINTENANCE OF PROPERTY.** The applicant shall maintain the shopping center and be kept free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.

21. **SPEAKER FOR DRIVE-THRU RESTAURANT.** The sound from the speaker at the drive-thru lane shall not be audible from any residential property located to the south of the project site.

22. **ROOFTOP EQUIPMENT.** All rooftop equipment shall be screened from public view.

23. **JURUPA AREA RECREATION AND PARK DISTRICT.** Prior to the issuance of any building permit, the applicant shall submit proof of satisfying any fees, dedications, or requirements by the Jurupa Area Recreation and Park District to the Building Official.

24. **MULTIPLE SPECIES HABITAT CONSERVATION PLAN MITIGATION FEE (ORD. NO. 810).** The applicant shall pay any owed fees pursuant to Ordinance No. 810. In order for the agency to determine that the project qualifies for any exemptions for any of the subject fees, the applicant needs to submit sufficient evidence to the City to demonstrate that it qualifies for the exemption.

25. **SALE OF INDIVIDUAL BUILDINGS.** No structure constructed on Project site may be sold until the subject Project on which the structure is located is divided and a final map
recorded in accordance with the City's subdivision regulations such that the structure is located on a separate legally divided parcel.

ENGINEERING DEPARTMENT

1. GENERAL REQUIREMENTS (ENGINEERING)

1.1. The use hereby conditioned is for a Site Development Permit (SDP19077) of a shopping center located at the southwest corner of Mission Boulevard and Pyrite Street.

1.2. In compliance with Santa Ana Regional Water Quality Control Board Orders projects within Jurupa Valley are required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality. To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'Exhibit A' on the website above. A final Project Specific WQMP must be approved by the City prior to issuance of building or grading permits. Projects that require a Project Specific WQMPs are required to submit a Preliminary Project Specific WQMP (P-WQMP) along with the land-use application package in the tentative phase of development. The developer has submitted a report that minimally meets the criteria for a P-WQMP of addressing points a, b, and c above. It shall be noted that while the P-WQMP was adequate at that stage, the report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific Water Quality Management Plan (WQMP), including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if Clean Water Act, Section 401 Water Quality Certification is necessary for the project, the Regional Water Quality Control Board may require additional water quality measures.

1.3. This project proposes water quality management features and facilities (BMPs). All water quality Best Management Practices facilities and features (BMPs) will require maintenance by a public agency or home owners/property owners association (HOA/POA). To ensure that the public is not unduly burdened with future costs. The City will require that an acceptable financial mechanism be implemented to provide for maintenance of water quality treatment BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the City Engineer. The site's BMPs must be shown on the project's improvement plans - the street plans, grading plans, or landscaping plans. The type of improvement plans on which the BMPs will be shown will depend on the maintenance entity.

1.4. A Traffic Impact Analysis has been prepared for this project by Kunzman Associates, Inc. dated February 1, 2016. This report is accepted for preliminary planning purposes for this project.
1.5. Mission Boulevard is shown as a TUMF eligible facility on the WRCOG Northwest Zone Transportation Improvement Program network. If the Developer is constructing a TUMF facility as a condition of approval for this project and will be seeking TUMF credits and/or reimbursements for the TUMF improvements built with this project, the applicant shall enter into a TUMF "Improvement and Credit/Reimbursement Agreement" with the City prior to starting construction of the improvement or prior to issuance of the first building permit, whichever occurs first. In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the City Engineering and enter into an agreement for fee credit or reimbursement prior to soliciting construction bids. All work shall be preapproved by and comply with the requirements of the City Engineer and the California Public Contract Code in order to be eligible for fee credit or reimbursement.

2. PRIOR TO GRADING PERMIT (ENGINEERING)

Grading and Drainage

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

2.2. The Developer shall prepare a “rough” grading plan or a combined “rough and precise” grading plan for the entire site. The grading plan shall be prepared under the supervision of a civil engineer licensed in the state of California (Project Civil Engineer) and he/she must sign the plan. The printed name and contact information of the Project Civil Engineer shall be included on the face of the grading plan. The grading plan shall be approved by the City Engineer.

2.3. Onsite runoff is proposed to be collected and conveyed in a series of surface gutters, drainage inlets, drain pipes and underground tanks/vaults/chambers prior to ultimately infiltrating and over flowing into Pyrite Street. These drainage improvements shall be shown on the grading plan. Improvements for water quality management may be shown on a separate plan, coordinated with the grading plan, for approval by the City Engineer.

2.4. Developer shall prepare street improvement plans for Mission Boulevard to include at minimum the line and grade of the curb and gutter along the project frontage for review and concurrence of the City Engineer.

2.5. Prior to approval of the grading plan, the Developer shall prepare a detailed hydrology and hydraulics report corresponding with the detailed plans for grading, site development and street improvements for approval of the City Engineer. The City has reviewed the preliminary Hydrology Study for Mission Plaza Commercial Developments prepared by Commercial Development Resources (Aaron Albertson, P.E.) dated May 4, 2016. The submitted document reflects the general drainage and water quality management plan for the development and meets the minimum requirements for the preliminary planning review process.

2.6. All drainage and storm drain improvements shall be designed in accordance with Riverside County Flood Control & Water Conservation District's (RCFCD) standards. Drainage shall be designed to accommodate 100-year storm flows. Minimum drainage grade shall be 1% except on Portland Cement Concrete where 0.5% shall be the
minimum. An encroachment permit is required from RCFCD for connection to its facilities, if any.

2.7. The grading plan shall provide for acceptance and proper disposal of all off-site drainage flowing to or through the site. Should the quantities exceed the street capacity, the Developer shall provide adequate drainage facilities and/or appropriate easements as approved by the City Engineer. All drainage easements shall be shown on the final Parcel Map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed".

2.8. The grading plan shall provide for protection of downstream properties from damages caused by alteration of the drainage patterns, e.g. increase, concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final Parcel Map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". Such protection shall be as approved by the City Engineer. If the site is built in phases, each phase shall be protected from the 1 in 100-year tributary storm flows.

2.9. If grading is required offsite, the Developer shall obtain written notarized letter of permission from the property owner(s) to grade as necessary and provide a copy to the Engineering Department. It shall be the sole responsibility of the Developer to obtain any and all proposed or required easements and/or permissions necessary to perform the grading shown on the site plan, tentative map and grading exhibits.

2.10. Where grading involves import to or export from the site the Developer shall obtain approval for the import/export location from the Engineering Department if located in the City. If an Environmental Assessment did not previously approve the import/export location, a Grading Environmental Assessment shall be submitted to the Engineering Department for comment and to the Planning Director for review and approval. If import/export location is outside the City the Developer shall provide evidence that the jurisdictional agency has provided all necessary approvals for import/export to/from the site.

2.11. Temporary erosion control measures shall be implemented immediately following any rough grading to prevent transport and deposition of debris onto downstream properties, public rights-of-way, or other drainage facilities. Erosion Control Plans showing these measures shall be submitted along with the grading plan for approval by the City Engineer.

Water Quality

2.12. The proposed development of this site would adversely impact water quality without mitigation. To mitigate for these impacts, the Developer has proposed underground detention/infiltration tanks/vaults/chambers. The City has reviewed the submitted Exhibits and the Preliminary Water Quality Management Plan (P-WQMP). The submitted documents reflect the general drainage improvements and water quality management plan proposed for development of the site and meet the minimum requirements for the preliminary planning review process. Additional details will be required at the time improvement plans are submitted. It should be noted that, in compliance with the recently adopted General Construction Permit (Order No. R8-2012-0006-DWQ) the WQMP shall be designed to include site features in compliance with
Low Impact Development (LID) requirements of Riverside County Flood Control and Water Conservation District and the City of Jurupa Valley.

2.13. It is assumed that the conceptual grading and the provisions for water quality management shown on the tentative map and site plan exhibits can comply with all requirements for a final Water Quality Management Plan (WQMP) without substantial change from that shown. Prior to approval of the grading plan Landowner shall prepare, or cause to be prepared, a final WQMP in conformance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCD) requirements for processing with and approval of the City Engineer.

2.14. The project proposes BMP facilities that will require maintenance by a public agency or property owners association (POA). To ensure that the public is not unduly burdened with future costs, prior to recordation of a final Parcel Map the City will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the City Engineer. The site's treatment control BMPs must be shown on the project's improvement plans - either the site grading plans or site landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

2.15. A Property Owners Association (POA) for this project is required. The Covenants, Conditions and Restrictions (CC&Rs) for the project's POA shall contain provisions for all privately owned structural (Structural BMPs) and non-structural (Non-structural BMPs) water quality features and facilities are to be inspected regularly, and cleaned as necessary, but at least once no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries and require that a report of this effort be submitted to the City Engineer annually not later than the above date. A draft copy of the CC&R's shall be submitted to the City for review and approval prior to issuance of a grading permit.

2.16. A notice of the Post-Project BMP requirements shall be placed on the Environmental Constraint Sheet (ECS) and final Parcel Map. All BMPs shall be delineated on the ECS and labeled "Post-Project BMPs". Additionally, a note shall be placed on the ECS stating "Post-Project BMPs shall be kept free of debris, trash and deleterious material and shall be regularly maintained to ensure proper functioning. The exact wording of the note shall be as follows:

"NOTICE OF POST-PROJECT BMP REQUIREMENTS: BMPs for this development are indicated hereon and labeled "Post-Project BMPs". "Post-Project BMPs" shall be kept free of debris, trash and deleterious material and shall be regularly maintained to ensure proper functioning."

2.17. Prior to approval of the grading plan, for disturbance of one or more acres the Landowner shall provide evidence that it has prepared and submitted to the State Water Resources Control Board (SWRCB) a Storm Water Pollution Prevention Plan (SWPPP). The SWRCB issued WDID number shall be included on the face of the grading plan.

2.18. Metropolitan Water District (MWD) owns and operates a major underground water distribution facility (Upper Feeder) which crosses Mission Boulevard (north to south) at approximately the northeast corner of the site and angles slightly to the southeast. Prior to approval of the grading plan the Developer shall contact MWD and
provide correspondence to the Engineering Department that MWD has reviewed the grading plans and has no objection to the grading work.

Geotechnical Report

2.19. **Prior to approval of the grading plan,** the Developer shall prepare a geotechnical/soils report for the proposed grading, site improvements, infrastructure improvements and post-construction water quality management features and facilities (BMPs) for review and approval of the City Engineer. All recommendations of the geotechnical/soils report shall be incorporated in the grading plan. The title and date of the geotechnical/soils report and the name and contact information of the Project Geotechnical Engineer shall be included on the face of the grading plan. The geotechnical/soils engineer must sign the grading plan.

The Infiltration Report prepared by Sladden Engineering dated December 11, 2015 was accepted for preliminary water quality planning purposes. The geotechnical/soils report shall consider also soils conditions and their suitability for the water quality management features and facilities (BMPs) proposed for the final WQMP.

The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the Riverside County “Geotechnical Guidelines for Review of Geotechnical and Geologic Reports”. All processing is through the City of Jurupa Valley for approval by the City Engineer.

3. PRIOR TO ISSUANCE OF BUILDING PERMIT (ENGINEERING)

3.1. Grading must be completed as shown on the approved grading plans.

3.1.1. The Project Geotechnical Engineer shall certify to the completion of grading in conformance with the approved grading plans and the recommendations of the geotechnical report approved for this project

3.1.2. A licensed land surveyor shall certify to the completion of grading in conformance with the lines and grades shown on the approved grading plans.

3.2. Geotechnical Engineer shall certify to the completion of grading in conformance with the approved grading plans and the recommendations of the geotechnical report approved for this project. A licensed land surveyor shall certify to the completion of grading in conformance with the lines and grades shown on the approved grading plans. All other reports of required field monitoring and inspections related to the grading shall be submitted to the Engineering Department.

3.3. The Developer shall prepare a “precise” grading plan for each of the lots if a combined “rough and precise” grading plan had not been prepared and approved for the project. The precise grading plan or any revisions to the combined “rough and precise” grading plan necessitated by substantial changes in the rough grading shall be approved by the City Engineer. Securities and agreements must be in place to assure completion of the grading or to perform remedial grading to the extent determined by the City Engineer.

3.4. The required domestic water system improvements, including fire hydrants, shall be installed and accepted by the Jurupa Community Services District (JCSD) prior to any combustible building materials being placed on an individual lot.
3.5. The Property Owners Association (POA) shall enter into a Water Quality Management Plan and Stormwater BMP Operation and Maintenance Agreement with the City. The agreement shall be recorded and a certified copy shall be provided to the City Engineer.

3.6. The Developer shall provide improvement plans for approval of the City Engineer for all public improvements including, but not limited to, street improvements, including sidewalks; trails; raised center median; traffic signals, signing, striping and pavement markings; street lights; landscape and irrigation system; water system; and sanitary sewer system.

It is understood that the tentative map and other exhibit provided by the applicant during the entitlement process correctly show acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate flow quantities (Q’s), and that the omission or unacceptability may require that the Developer amend or revise the tentative map as may be necessary to allow a finding that the final Parcel Map is substantial conformance with the tentative map.

3.6.1. Street improvement plans for the required improvements along Mission Boulevard and the intersection of Mission Boulevard and Pyrite Street must be prepared by the Developer. Design shall include sidewalk 5 feet wide and meander within the southerly parkway, and shall include the full width landscaped and irrigated raised median to Pyrite Street. The location of the curb return at Pyrite Street shall be modified to match the curb line to construct for the Pyrite Street improvements at 26 feet westerly of the centerline.

The Developer shall be responsible for any match up asphalt concrete (AC) paving, and reconstruction or resurfacing of existing paving as determined by the City Engineer. Driveway approaches shall be located as shown on the site plan and as approved by the City Engineer, Driveway approaches shall be constructed per County Standard No. 207A.

3.6.2. The Developer shall prepare plans, for improvements required to be constructed on Pyrite Street consistent with prior approval of the Site Development Permit under MA15192. All plans shall be as approved by the City Engineer.

3.6.3. Separate traffic signing, striping and pavement marking plans for the required improvements must be prepared based on extending a minimum of 300 feet beyond the project limits, or the limits of work necessary to join existing improvements, as approved by the City Engineer. The Developer shall be responsible for any additional paving and/or removal of existing striping that might be required by the approved plan. The following geometric improvements shall be included on the plans.

3.6.3.1. Pyrite Street (NS) / Mission Boulevard (EW)
- NB – one left-turn lane, one through lane, one right-turn lane;
- SB – one left-turn lane, one through lane, one right-turn lane;
- EB – one left-turn lane, two through lanes, one right-turn lane (with wide outside lane suitable to accommodate simultaneous through and right-turn movements);
- WB – one left-turn lane, two through lanes.
3.6.3.2. Tyrolite Street (NS) / Mission Boulevard (EW)
   - NB – one left-turn lane, one right-turn lane;
   - SB – N/A;
   - EB – two through lanes;
   - WB – two through lanes.

3.6.3.3. Pyrite Street (NS) / Site Driveway (EW)
   - Northbound – one left-turn lane, one through lane;
   - Southbound – one shared through/right-turn lane;
   - Eastbound – one shared left-turn/right-turn lane;
   - Westbound – N/A.

3.6.3.4. Project Driveway (NS) / Mission Boulevard (EW)
   - Northbound – one right-turn lane;
   - Southbound – N/A;
   - Eastbound – two through lanes;
   - Westbound – two through lanes.

Note: 1) Any offsite roadway widening required to provide the above geometrics shall be the responsibility of the Developer, or as approved by the City Engineer.

2) Parking restrictions, including “no stopping any time”, shall be implemented along the southerly side of Mission Boulevard and the westerly side of Pyrite Street. Appropriate signing regulating these restrictions shall be included on the plans.

3.6.4. Separate streetlight plans shall be prepared for the frontage of the project for approval of the City Engineer.

3.6.5. Separate traffic signal plans must be prepared for the relocation of the traffic signal at the southwest corner of Mission Boulevard (EW) / Pyrite Street (NS) and other necessary modifications of the signal at this intersection, including the upgrade of all traffic signal equipment to current Engineering Department specifications, as determined by the City Engineer. This signal modification is not eligible for DIF Traffic Signal Mitigation fee credit or reimbursement.

Developer shall be responsible for the cost of preparation by the City of revised traffic signal timing plans for this intersection. This work shall be coordinated with the Engineering Department.

ADA-compliant curb ramp shall be installed in the northwest quadrant of the intersection as directed by the City Engineer.

3.7. Developer shall pay a fair share, as determined by the City Engineer, of the cost of the design and construction of a traffic signal at the intersection of Mission Boulevard (EW) / Tyrolite Street (NS).
3.8. Metropolitan Water District (MWD) owns and operates a major underground water distribution facility (Upper Feeder) which crosses Mission Boulevard (north to south) at approximately the northeast corner of the site and angles slightly to the southeast. Prior to approval of improvement plans in the public right-of-way the Developer shall provide correspondence from MWD to the City Engineer that MWD has reviewed the improvement plans and has no objection to construction of the improvements as shown on the plans.

3.9. Should this project lie within any assessment/benefit district, the Developer shall make application for and pay for any reapportionment of the assessments or pay the unit fees in the assessment/benefit district.

3.10. Separate sanitary sewer and domestic water system improvement plans shall be prepared for required improvements for approval of the Jurupa Community Services District (JCSD) and concurrence of the City Engineer. Water system improvement plans showing the locations of fire hydrants (see County Standard 400) off-site and on-site must also be approved by Riverside County Fire Department.

Necessary easements for sewer and water systems on-site, as determined by JCSD, shall be shown on the final Parcel Map “to be dedicated by separate instrument”. This shall also be shown by separate note on the ECS.

4. PRIOR TO CERTIFICATE OF OCCUPANCY

4.1. The Developer is responsible for the completion of all grading on that parcel on which the building is located, of all improvements in the public rights-of-way and for compliance with all other requirements applicable to the public rights-of-way in accordance with Riverside County Ordinance 461, as adopted by the City.

4.1.1. The Project Geotechnical Engineer shall certify to the completion of grading in conformance with the approved grading plans and the recommendations of the geotechnical report approved for this project.

4.1.2. A licensed land surveyor or civil engineer shall certify to the completion of grading in conformance with the lines and grades shown on the approved grading plans.

4.1.3. The grading civil engineer of record shall provide “as-built”/“record” drawings of the graded site to the Engineering Department.

4.2. The Developer shall ensure that all infrastructure improvements in Mission Boulevard and Pyrite Street; including curbs, gutters and pavement; sidewalks; multipurpose trail; raised median; traffic signal; street lights; signing, striping and pavement markings; landscaping and irrigation systems; sewer and water system improvements; and all utilities are constructed in accordance with approved plans.

4.3. The Developer shall ensure that all sewer and water system improvements are installed in accordance with approved plans and the approval of JCSD.

4.4. The Developer shall construct the physical infrastructure (conduit and pull boxes) along the southerly side of Mission Boulevard frontage and crossing Pyrite Street to the signal controller cabinet at the southeast corner of the intersection as necessary provide for the future interconnection to the west of the traffic signal modified at the intersection. Modification of the traffic signal shall include all provisions as appropriate for the
ultimate interconnection (by others) of this signal to the north, east, and west of the project boundaries in accordance with plans approved by the City Engineer.

4.5. Developer shall ensure that streetlights are installed and energized along Mission Boulevard and Pyrite Street in accordance with approved plans and that the traffic signal is fully operational in conformance with approved plans, including the signal timing plan.

4.6. The Developer shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of the final inspection non-residential development. The applicable structure and non-structure areas for determination of the fee amount will be calculated by the Building Official.

4.7. Prior to occupancy of the first building, the Developer shall pay to the City a fair-share payment, to be determined by the City Engineer and agreed to by the Developer, for costs to mitigate the Project’s share of cumulative traffic impacts identified in the Traffic Impact Analysis or otherwise as determined by the City Engineer.

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

Applicant’s name (Print Form): __________________________________________

Applicant’s name (Signature): __________________________________________

Date: ________________
EXHIBIT B OF ATTACHMENT NO. 1

Previous Environmental Document Review Determination
Previous Environmental Document
Review Determination

Master Application No. 19134 (TPM36977EOT) and Master Application (MA) No. 19161 (SDP19077)

Lead Agency
City of Jurupa Valley
8390 Limonite Avenue
Jurupa Valley, CA 92509
Contact: Annette Tam, Senior Planner
(951) 332-6464
atam@jurupavalley.org

Applicant:
Limonite C&C, LLC

August 7, 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 Project is within the scope of the analysis contained in Initial Study/Mitigated Negative Declaration adopted by the City of Jurupa Valley on June 22, 2016 via Planning Commission Resolution No. 2016-06-22-02, and to ensure that by extending the time of approval for TPM36977 and re-approval of the unconstructed portion of the previously approved shopping center (SDP 19077), 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


C. Project Description

(1) EXTENSION OF TIME (EOT) FOR TPM36977. With this application, the applicant is requesting a 1-year Extension of Time for the Tentative Parcel Map extending it to 6/22/20.

(2) SITE DEVELOPMENT PERMIT. The applicant has not completed construction or has substantially constructed the remainder of the shopping center within the 3-year approval period. Only the gas station portion has been constructed. The approved Site Development Permit for the shopping center has expired for the unconstructed portion. Thus, the applicant has submitted a new Site Development Permit for re-approval of the past Project.

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 scope” of the earlier Mitigated Negative Declaration pursuant to CEQA Guidelines Section 15162 (a) which states:

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

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement
of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

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

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative."

Initial Study Checklist/Mitigated Negative Declaration for City of Jurupa Valley Master Application No 15192 (“MND”) is on file with the City of Jurupa Valley Planning Department, 8930 Limonite Avenue, Jurupa Valley, CA 92509, and is hereby incorporated by reference pursuant to CEQA Guidelines Section 15150.

3.0 ANALYSIS

As required by CEQA, an extension of time request and re-approval of the Project 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 MND (2016). The following analysis discusses any physical changes that may have occurred since 2016 that would result in changes or circumstances as described in CEQA Guidelines Section 15162 (a) above.

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

- Agriculture and Forestry Resources
- Biological Resources
- Air Quality
- Geology and Soils
- Greenhouse Gas Emission
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
The MND 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 impacts on the environment would occur:

- Aesthetics (Lighting)
- Cultural Resources
- Noise
- Transportation/Traffic

**Regulatory Compliance**

The Project will still be required to comply with the mandatory Plans, Policies, Programs, or Project Design Features that were imposed in 2016. As such, none of the conditions described in CEQA Guidelines Section 15162(a) are applicable.

**Project Changes**

No changes are proposed to the Project. As such, none of the conditions described in CEQA Guidelines Section 15162(a) are applicable.

**Physical Changes**

**2016 Environmental Setting**

The Project site consists of vacant land with no significant topographical features or vegetation. Vegetation on the site consists of 100% ruderal vegetation (majority Russian thistle) and a few ornamental trees. Topography of the site was relatively flat with a range of approximately 816-828 feet above mean sea level. The site abuts Mission Boulevard, a four lane roadway, and Pyrite Street, a 2 lane roadway. Surrounding land uses are: Mission Boulevard and single-family residential development to the north; single-family residential development to the south; a convenience market/gas station to the east; and vacant lane to the west.

**2019 Environmental Setting**

The Project site has been developed with an ARCO AM PM conveniences store, fuel dispensing islands under a canopy, and a drive-through car wash. Frontage improvements (pavement, curb, gutter, sidewalk, and landscaping) along Mission Boulevard and Pyrite Street have been constructed. All on-site parking and landscaping has been installed. The only undeveloped area of the site is the building pad areas for the in-line retail stores and drive-through restaurant. This area is currently being used to store some construction materials and debris.
Impacts

Given the above described site conditions, the fact that there are no changes in the land uses surrounding the Project site, and that no changes are proposed to the Project in terms of building intensity, all impacts have been adequately addressed in the adopted MND. In addition, all mitigation measures applicable to the undeveloped building pad areas are still required.

4.0 DETERMINATION:

On the basis of the evaluation in Section 3.0 of this document, I find that because all potentially significant effects (a) have been analyzed adequately in an earlier Mitigated Negative Declaration, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier Mitigated Negative Declaration, nothing further is required.

City of Jurupa Valley

Signature

Agency

Printed Name/Title

Date
SITE DEVELOPMENT APPLICATION PROCESS AND CONDITIONAL USE PERMIT APPLICATION FOR:

VALLEY SQUARE
JURUPA VALLEY, CA

GENERAL NOTES

A. All work shall be constructed in strict accordance with the requirements of the 2013 California Building Code and all other applicable codes, standards, and regulations of the City of Jurupa Valley and County of Riverside.
B. A complete building permit shall be obtained prior to the commencement of any work.
C. It is intended that a complete occupiable building project is provided.
D. All drawings are for entitlement purposes and not intended for construction.
E. Do not scale these drawings. Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the architect prior to starting work.
F. All proposed substitutions shall be approved by the architect, in writing, prior to installation.
G. Retain the project geotechnical engineer to provide observation and testing services during the grading (including utility trenches) and foundation phase of construction as recommended in the geotechnical report.
H. All testing and inspection reports, including final summation letter, shall be submitted to the building department and owner. G.C. shall certify pad elevation prior to start of foundation work.

PROJECT DATA

- PROJECT NAME: LIMONITE C&C, LLC
- ADDRESS: 42-270 SPECTRUM STREET, INDIO, CA 92203
- APPLICANT: (760) 396-9260
- SITE DEVELOPMENT APPLICATION PROCESS AND CONDITIONAL USE PERMIT APPLICATION FOR:

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<td>JURUPA COMMUNITY SERVICES DISTRICT</td>
<td>SOUTHERN CALIFORNIA GAS COMPANY</td>
<td>SO CAL EDISON</td>
<td>SBC PHONE SERVICE</td>
<td>TIME WARNER CABLE</td>
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<th>JURUPA UNIFIED SCHOOL DISTRICT</th>
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VICTINITY MAP

VALLEY SQUARE
JURUPA VALLEY, CA
ATTACHMENT NO. 3

Previously adopted Mitigation Monitoring Reporting Program (MMRP) of the Mitigated Negative Declaration (MND)
6.0 MITIGATION MONITORING REPORTING PROGRAM

PROJECT NAME: MA 15192

DATE: May 27, 2016

PROJECT MANAGER: Rocio Lopez, Associate Planner

PROJECT DESCRIPTION: Site Development Permit (SDP) 31556, Conditional Use Permit (15004), Tentative Parcel Map (TPM) 36977, and Public Convenience or Necessity (PCN) 15005 for a 32,000 square foot commercial center.


Throughout this Mitigation Monitoring and Reporting Program, reference is made to the following:

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

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

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

Plans, Policies, or Programs (PPP) and the Project Design Features (PDF) were assumed and accounted for in the assessment of impacts for each issue area. Mitigation Measures were formulated only for those issue areas where the results of the impact analysis identified significant impacts. All three types of measures described above will be required to be implemented as part of the Project.
**MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)**

<table>
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<tr>
<th>AESTHETICS</th>
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<th>TIME FRAME/MILESTONE</th>
<th>VERIFIED BY;</th>
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<tbody>
<tr>
<td>PPP 3.1-1 As required by the City of Jurupa Valley Zoning Ordinance Section 9.4.C, building heights shall be limited to a maximum height limit of 50 feet unless a height a greater height is approved pursuant to Section 18.34 of the Zoning Ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of the Zoning Ordinance.</td>
<td>Planning Department</td>
<td>Prior to the issuance of building permits</td>
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<tr>
<td><strong>MM AE-1 Outdoor Lighting</strong></td>
<td>Planning Department</td>
<td>Prior to the issuance of building permits</td>
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<tr>
<td>Prior to building permit issuance, the City shall review construction drawings to ensure that proposed exterior, artificial lighting is located, adequately shielded, and directed such that no direct light falls outside the parcel of origin or onto the public right-of-way. Project contractors shall be required to comply with the construction drawings and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.</td>
<td>Planning Department</td>
<td>Prior to the issuance of building permits</td>
<td></td>
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</table>

**AIR QUALITY**

<p>| PPP 3.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, &quot;Fugitive Dust.&quot; Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads. | Engineering Department | During grading |            |
| PPP 3.3-2 The Project is required to comply with California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, &quot;Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants from In-Use Heavy-Duty Diesel-Fueled Vehicles&quot; and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, &quot;Airborne Toxic Control Measure to Limit Diesel-Fueled | Engineering Department | During grading |            |</p>
<table>
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<tr>
<th>MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)</th>
<th>RESPONSIBILITY FOR IMPLEMENTATION</th>
<th>TIME FRAME/MILESTONE</th>
<th>VERIFIED BY;</th>
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<tr>
<td>Commercial Motor Vehicle Idling.&quot;</td>
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<td>PPP 3.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, &quot;Architectural Coatings&quot; and Rule 431.2, &quot;Sulfur Content of Liquid Fuels.&quot; Adherence to Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings. Adherence to Rule 431.2 limits the release of sulfur dioxide (SOX) into the atmosphere from the burning of fuel.</td>
<td>Building &amp; Safety Department</td>
<td>During Construction</td>
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<tr>
<td>PPP 3.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 &quot;PM10 Emissions from Paved and Unpaved Roads and Livestock Operations&quot; and Rule 1186.1, “Less-Polluting Street Sweepers.” Adherence to Rules 1186 and 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.</td>
<td>Building &amp; Safety Department</td>
<td>During Construction</td>
<td></td>
</tr>
<tr>
<td>PPP 3.3-5 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 “Nuisance.” Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.</td>
<td>Building &amp; Safety Department Engineering Department Planning Department</td>
<td>During construction and on-going</td>
<td></td>
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</table>

**BIOLOGICAL RESOURCES**

| PPP 3.4-1 The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) Plan. | Planning Department | Prior to the issuance of grading permits |  |
| MM-BIO-1 **Pre-Construction Burrowing Owl Survey.** Within 30 calendar days prior to grading, a qualified biologist shall conduct a survey of the Project’s proposed impact footprint and make a determination regarding the presence or absence of the | Planning Department | Prior to the issuance of grading permits |  |
burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Jurupa Valley Planning Department prior to the issuance of a grading permit and subject to the following provisions:

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

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

<table>
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<tr>
<th>MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)</th>
<th>RESPONSIBILITY FOR IMPLEMENTATION</th>
<th>TIME FRAME/MILESTONE</th>
<th>VERIFIED BY;</th>
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<tr>
<td>MM BIO-2 Nesting Bird Survey. As a condition of approval for all grading permits for the portions of the Project site proposed for the school buildings and the parking lot, vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (Mid-February through August 31), unless a migratory bird nesting survey is completed in accordance with the following requirements:</td>
<td>Planning Department</td>
<td>Prior to the issuance of grading permits</td>
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### MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)

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<th>TIME FRAME/MILESTONE</th>
<th>VERIFIED BY;</th>
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<tr>
<th>a. A migratory nesting bird survey of the Project’s impact footprint shall be conducted by a qualified biologist within three business (3) days prior to initiating vegetation clearing or ground disturbance.</th>
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<tbody>
<tr>
<td>b. A copy of the migratory nesting bird survey results report shall be provided to the City of Jurupa Planning Department. If the survey identifies the presence of active nests, then the qualified biologist shall provide the Planning Department with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the Planning Department and shall be no less than a 300-foot radius around the nest for non-raptors and a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and Planning Department verify that the nests are no longer occupied and the juvenile birds can survive independently from the nests.</td>
</tr>
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</table>

### CULTURAL RESOURCES

| MM- CR-1 Archaeological Monitoring. A qualified archaeologist (the “Project Archaeologist”) shall be retained by the developer prior to the issuance of a grading permit. The Project Archaeologist will be on-call to monitor ground-disturbing activities and excavations on the Project site following identification of potential cultural resources by project personnel. If archaeological resources are encountered during implementation of the Project, ground- | Planning Department | Prior to the issuance of grading permits |
### MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)

<table>
<thead>
<tr>
<th>MITIGATION MEASURE (MM)</th>
<th>RESPONSIBILITY FOR IMPLEMENTATION</th>
<th>TIME FRAME/MILESTONE</th>
<th>VERIFIED BY</th>
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</thead>
<tbody>
<tr>
<td>disturbing activities will be temporarily redirected from the vicinity of the find. The Project Archaeologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-2 shall apply.</td>
<td>Planning Department Engineering Department</td>
<td>During grading</td>
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</tr>
</tbody>
</table>

<p>| MM- CR-2 | Archeological Treatment Plan. If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor, the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Jurupa Valley Planning Department and the Eastern Information Center. | Planning Department Engineering Department | During grading | |</p>
<table>
<thead>
<tr>
<th>MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)</th>
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<tbody>
<tr>
<td>MM-CR-3 Native American Monitoring, Treatment of Discoveries, and Disposition of Discoveries.</td>
<td>Planning Department</td>
<td>Prior to the issuance of grading permits and during grading if required</td>
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</table>

**MONITORING:**

Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 process. The applicant shall coordinate with the Tribe(s) to develop a Tribal Monitoring Agreement(s). A copy of the agreement shall be provided to the Jurupa Valley Planning Department prior to the issuance of a grading permit.

**TREATMENT OF DISCOVERIES:**

If a significant tribal cultural resource is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). A representative of the appropriate Native American Tribe(s), the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented to protect the identified tribal cultural resources from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the tribal cultural resources in accordance with current professional archaeology standards. The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery and shall require that all recovered artifacts undergo basic field analysis and documentation or laboratory analysis, whichever is appropriate. At the completion of the basic field analysis and documentation or laboratory analysis, any recovered tribal cultural resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended.
by the City of Jurupa Valley. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the Jurupa Valley Planning Department, the Eastern Information Center, and the appropriate Native American Tribe.

**DISPOSITION OF DISCOVERIES:**

In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project. The following procedures will be carried out for treatment and disposition of the discoveries:

The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to tribal cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Jurupa Valley Planning Department with evidence of same:

a) A fully executed reburial agreement with the appropriate culturally affiliated Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed.

b) A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

c) If more than one Native American Group is involved with the project and cannot come to an agreement as to the disposition of
d) Should reburial of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Jurupa Valley Planning Department. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

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

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<tr>
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<tbody>
<tr>
<td>MM-CR-4 Paleontological Monitoring</td>
<td>Planning Department</td>
<td>Prior to the issuance of grading permits</td>
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</table>

**MM-CR-5 Paleontological Treatment Plan.** If a significant paleontological resource(s) is discovered on the property, in consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.

<p>| MM-CR-5 Paleontological Treatment Plan | Planning Department | During grading | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td><strong>PPP 3.5-1</strong></td>
<td>The project is required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq.</td>
<td>Engineering Department Planning Department</td>
<td>During Grading</td>
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<tr>
<td><strong>GEOLOGY AND SOILS</strong></td>
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<tr>
<td><strong>PPP 3.6-1</strong></td>
<td>The Project is required to comply with the California Building Standards Code and City Building Code to preclude significant adverse effects associated with seismic hazards.</td>
<td>Building &amp; Safety Department</td>
<td>Prior to the issuance of building permits</td>
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<tr>
<td><strong>PPP 3.9-2</strong></td>
<td>Prior to grading permit issuance, the Project Proponent shall prepare a Stormwater Pollution Prevention Plan. Project contractors shall be required to ensure compliance with the Stormwater Pollution Prevention Plan and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.</td>
<td>Engineering Department</td>
<td>Prior to the issuance of a grading permit</td>
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<tr>
<td><strong>GREENHOUSE GAS EMISSIONS</strong></td>
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<td><strong>PPP 3.7-1</strong></td>
<td>Prior to issuance of a building permit, the Project Applicant shall submit energy usage calculations in the form of a Title 24 Compliance Report to the City of Jurupa Valley Building &amp; Safety Department showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Building Code Title 24 requirements.</td>
<td>Building &amp; Safety Department</td>
<td>Prior to the issuance of building permits</td>
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<tr>
<td><strong>PPP 3.7-2</strong></td>
<td>Prior to the approval of landscaping plans, the City shall verify that all landscaping will comply with City Ordinance No. 859, “Water Efficient Landscape Requirements.” Project contractors shall be required to ensure compliance with approved landscaping plans.</td>
<td>Building &amp; Safety Department</td>
<td>Prior to the issuance of building permits</td>
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<tr>
<td><strong>HAZARDS AND HAZARDOUS MATERIALS</strong></td>
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### MITIGATION MEASURE (MM)

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<tr>
<td><strong>PPP 3.8-1</strong> The Project is subject all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited to requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, South Coast Air Quality Management District, and the Santa Ana Regional Water Quality Control Board.</td>
<td>Building &amp; Safety Department Engineering Department</td>
<td>During grading and building construction</td>
<td></td>
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</table>

### HYDROLOGY AND WATER QUALITY

| **PPP 3.9-1** Prior to grading permit issuance, the Project Proponent shall obtain a National Pollutant Discharge Elimination System permit from the State Resources Control Board. Evidence that an NPDES permit has been issued shall be provided to the City of Jurupa Valley prior to issuance of the first grading permit. | Engineering Department | Prior to the issuance of grading permits | |
| **PPP 3.9-2** Prior to grading permit issuance, the Project Proponent shall prepare a Stormwater Pollution Prevention Plan. Project contractors shall be required to ensure compliance with the Stormwater Pollution Prevention Plan and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. | Engineering Department | Prior to the issuance of grading permits | |
| **PPP 3.9-3** During construction, Project contractors shall be required to ensure compliance with the Project’s Water Quality Management Plan associated with the Project and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. | Engineering Department | During construction | |
| **PPP 3.9-4** The Project shall be in compliance with Chapter 6.10, Storm Water/Urban Runoff Management and Discharge Controls of the City of Jurupa Valley Municipal Code. | Engineering Department | Prior to the issuance of grading permits | |
| **PDF 3.9-1.** As required by the Site Plan dated March 1, 2016 for Public Use Permit 1401, a basin area for storm mitigation is required north of 42nd Street on the northern portion of the Project site | Engineering Department | Prior to the issuance of grading permits | |
adjacent to the parking lot.

**NOISE**

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<tr>
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<td>adjacent to the parking lot.</td>
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<tr>
<td>PPP 3.12-1 As required by the City of Jurupa Valley Zoning Ordinance Section 11.10.1, in order to be exempt from construction noise, private construction projects located within one-quarter of a mile from an inhabited dwelling shall not occur between the hours of six p.m. and six a.m. during the months of June through September, and between the hours of six p.m. and seven a.m. during the months of October through May.</td>
<td>Building &amp; Safety Department Engineering Department</td>
<td>During construction</td>
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</tr>
<tr>
<td>PPP 3.12-1 As required by General Plan Policy N-12.3, N-12.4, and Municipal Code Chapter 11.02, Noise Regulations, prior to the issuance of a grading permit, the developer is required to submit a construction-related noise mitigation plan to the City for review and approval. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project. In addition, the plan shall require that the following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors. a) All construction activities shall comply with Chapter 11.02 (Noise Regulations) of the Municipal Code, including but not limited to the requirement that haul truck deliveries shall be limited to the hours of 6:00am to 6:00pm during the months of June through September and 7:00am to 6:00pm during the months of October through May.</td>
<td>Building &amp; Safety Department</td>
<td>Prior to the issuance of a building permit</td>
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<td>MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)</td>
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| **b)** Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers’ standards.  
**c)** All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receptors adjacent to the Project site.  
**d)** Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receptors. | | | |
| **MM NOI-1** Operational Hours. The operators of the commercial uses on the project site following operational restrictions shall observe the following time restrictions:  
**a)** Retail uses (not including the proposed standalone fast-food restaurants with drive-thru lane) shall not operate after 10:00 PM.  
**b)** Car Wash shall not operate after 10:00 p.m.  
**c)** Deliveries and/or unloading activities shall not occur between the hours of 10:00 PM and 7:00 AM. | Planning Department | On-Going | |
<p>| <strong>MM NOI-2.</strong> Fast-Food Speakers. Prior to the issuance of an occupancy permit, verification shall be provided to the Planning Department that the proposed fast-food restaurants shall only utilize automated volume control speakers. This type of speaker will adjust the speaker volume based to be readily audible over the ambient noise level. | Planning Department | Prior to the issuance of an occupancy permit | |
| <strong>MM NOI-3</strong> Rooftop Parapet Walls. Prior to the issuance of a building permit, building plans shall show that rooftop HVAC equipment located at retail uses along the southern property line shall incorporate parapet screening walls. Parapet walls shall be at least the same | Building &amp; Safety Department | Prior to the issuance of a building permit | |</p>
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<td>height or taller than HVAC equipment and shall be positioned to provide optimum reflection/attenuation.</td>
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**PUBLIC SERVICES**

**PPP 3.14-1** The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems. Fire Department Prior to issuance of a building permit or occupancy permit

**PPP 3.14-2** The Project shall comply with City’s Development Impact Fee which requires payment of a development mitigation fee to assist in providing revenue that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project. Prior to the issuance of building permits, the Project Applicant shall pay fees in accordance with the City’s Ordinance 659. Building & Safety Department Per Ordinance No. 659

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

**PPP 3.14-4** The Project Applicant shall pay required park development impact fees to the Jurupa Area Recreation and Park District pursuant to District Ordinance No. 01-2007 and 02-2008. Building & Safety Department Prior to the issuance of building permits

**TRANSPORTATION/TRAFFIC**

**PPP 3.16-1** Prior to the issuance of any building permits, the Project Proponent shall make required per-unit fee payments associated with the Western Riverside County Transportation Building & Safety Department Prior to the issuance of building permits
<table>
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<tr>
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<td>Uniform Mitigation Fees (TUMF), and the City of Jurupa Valley Development Impact Fee (DIF).</td>
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<tr>
<td>MM TR-1 <strong>Tyrolite Street/Mission Boulevard:</strong> Prior to the issuance of a building permit, the project proponent shall submit plans demonstrating that prohibits the northbound left-turn movement to the satisfaction of the City Engineer.</td>
<td>Engineering Department</td>
<td>Prior to the issuance of a building permit</td>
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<tr>
<td>MM TR-2: <strong>Pyrite Street/Mission Boulevard:</strong> Prior to the issuance of an occupancy permit, the project proponent shall extend the southbound left-turn storage lane by 130 feet for a total storage length of 250 feet and extend the westbound left-turn storage lane by 50 feet for a total storage length of 170 feet.</td>
<td>Engineering Department</td>
<td>Prior to the issuance of an occupancy permit</td>
<td></td>
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<tr>
<td><strong>UTILITY AND SERVICE SYSTEMS</strong></td>
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<tr>
<td>PPP 3.17-1 The Project is required to comply with the provisions of Rubidoux Community Services District Ordinance No. 105 relating to the discharge of wastes into the sewer system of the Rubidoux Community Services District.</td>
<td>Engineering Department</td>
<td>Rubidoux Community services District will inform Engineering Department of any violations</td>
<td></td>
</tr>
<tr>
<td>PPP 3.17-2 The Project shall participate in established County-wide programs for institutional development projects to reduce solid waste generation, in accordance with the provisions of the Riverside Countywide Integrated Waste Management Plan.</td>
<td>Planning Department</td>
<td>Riverside County Waste Management Department will inform Planning of any violations</td>
<td></td>
</tr>
<tr>
<td>PPP 3.17-3 The Project shall comply with Section 4.408 of the 2013 California Green Building Code Standards, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Jurupa Valley shall</td>
<td>Building &amp; Safety Department</td>
<td>Prior to the issuance of building permits</td>
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</table>
confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa shall review and verify the Contractor's documentation that confirms the volumes and types of wastes that were diverted from landfill disposal, in accordance with the approved construction waste management plan.