City of Jurupa Valley

Staff Report

DATE: FEBRUARY 5, 2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ROD BUTLER, CITY MANAGER

BY: JOE PEREZ, ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: AGENDA ITEM NO. A

PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 20269: GENERAL PLAN AMENDMENT (GPA) NO. 21001, CHANGE OF ZONE (CZ) NO. 21001, TENTATIVE PARCEL MAP (TPM) NO. 39001, CONDITIONAL USE PERMIT (CUP) NO. 21001, AND SITE DEVELOPMENT PERMIT (SDP) NO. 21002 TO ALLOW A RECREATIONAL VEHICLE (RV) AND SELF-STORAGE FACILITY ON A 86.8-ACRE SITE LOCATED SOUTHEAST OF I-15 AND 68TH STREET (APNS: 152-060-006, 152-060-007, 152-070-008, 152-060-009, & 152-020-010); APPLICANT: STEVE GALVEZ

RECOMMENDATION

1) That the City Council conduct a public hearing and adopt Resolution No. 2026-10 entitled:

   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM TO PERMIT THE DEVELOPMENT OF A RECREATIONAL VEHICLE AND SELF-STORAGE FACILITY ON A 86.8-ACRE SITE ON THE SOUTHEAST CORNER OF THE I-15 AND 68TH STREET (APNS: 152-060-006, 152-060-007, 152-070-008, 152-060-009, AND 152-020-010) (MA No. 20269)

2) That the City Council conduct a public hearing and adopt Resolution No. 2026-11 entitled:

   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING GENERAL PLAN AMENDMENT 21001 (GPA21001) TO CHANGE THE LAND USE DESIGNATION OF A PORTION OF THE SITE FROM OS-R

(OPEN SPACE RECREATION) TO COMMERCIAL RETAIL (CR), TENTATIVE PARCEL MAP NO. 39001 (TMP 39001), CONDITIONAL USE PERMIT 21001 (CUP21001), AND SITE DEVELOPMENT PERMIT 21002 (SDP21002) TO PERMIT THE DEVELOPMENT OF A RECREATIONAL VEHICLE (RV) AND SELF-STORAGE FACILITY ON A 86.8-ACRE SITE LOCATED SOUTHEAST OF I-15 AND 68TH STREET (APNS: 152-060-006, 152-060-007, 152-070-008, 152-060-009, AND 152-020-010) (MA NO 20269)

3) That the City Council conduct a first reading and introduce Ordinance No. 2026-02, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING CHANGE OF ZONE NO. 21001 TO REZONE APPROXIMATELY 11.556-ACRES FROM WATERCOURSE, WATERSHED, AND CONSERVATION AREAS (W-1) TO GENERAL COMMERCIAL (C-1/CP) FOR THE PROPERTY LOCATED SOUTHEAST OF I-15 AND 68TH STREET (APNS: 152-060-006, 152-060-007, 152-070-008, 152-060-009, AND 152-020-010)

BACKGROUND

The applicant submitted applications proposing a recreational vehicle and self-storage facility on 86.8-acre site located southeast of I-15 and 68th Street.

On April 22, 2025 (the day before the Planning Commission public hearing), California Department of Fish and Wildlife (CDFW) notified the Planning Division that CDFW was preparing a comment letter for the Mitigated Negative Declaration and acknowledged that the public review period closed on April 9, 2025. They were expecting to submit the comment letter on April 25, 2025. They stated they had received a complaint from the public and CDFW had some concerns regarding the quality and scope of the survey(s) done onsite and the City's compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (WR-MSHCP).

Due to the anticipation of this comment letter from CDFW, staff recommended that the Planning Commission continue the public hearing off-calendar to allow staff time to review and address CDFW's comments and concerns.

On April 23, 2025, the Planning Commission held a public hearing and continued this item off-calendar as recommended.

By April 24, 2025, CDFW clarified that their internal units were not in communication. CDFW confirmed that they had no comments on the environmental review and their previous comment regarding the WR-MSHCP Joint Project Review remained the same.

On June 5, 2025, CDFW provided a formal letter (Attachment No. 9) further clarifying that the emails sent on April 22, 2025 were rescinded and stated the contents do not reflect the views of CDFW. Therefore, CDFW recommended the communications should not be included in the City's administrative record as they could not be relied upon as expert opinion and do not reflect the views of CDFW.

On July 9, 2025, the Planning Commission held a duly noticed public hearing on the Project. Multiple public comments were received on various topics such as ownership, environmental concerns, and safety issues. After public comments were addressed and the Planning Commission deliberated, the Planning Commission continued the public hearing to August 13, 2025 and provided direction for staff to prepare a resolution recommending project approval and specific conditions of approval in regard to hours of operation and onsite security.

On August 13, 2025, the Planning Commission held a public hearing and opened the public comment period. With no public comments being provided Planning Commission continued this item to August 27, 2025 to allow all the Commissioners to be present.

Prior to the August 27, 2025 Planning Commission public hearing, the City was made aware that the Notice of Intent for the Mitigated Negative Declaration (MND) was sent to the Jurupa Unified School District instead of the Norco Unified School District and inadvertently omitted parcels from the Project description. Therefore, the City corrected the NOI to include the missing parcels and re-noticed the intent to adopt the MND and restarted the public review period of the MND. Additionally, the corrected NOI was sent to the Norco Unified School District.

Due to the need to recirculate the MND, it was recommended that the Planning Commission continue the public hearing to November 12, 2025 to allow time for the public review period of the MND to conclude.

On August 27, 2025, the Planning Commission held a public hearing and continued this item to November 12, 2025.

On November 12, 2025, the Planning Commission conducted a public hearing and considered the project. During the meeting, issues were discussed regarding buffer to residential properties to the northeast of the project site, ownership of the property, borrow area, RV dump station, and access to the site. The Planning Commission, on a 3-2 vote, adopted a resolution recommending that the City Council approve the project. The resolution is respectively provided as Attachment 4.

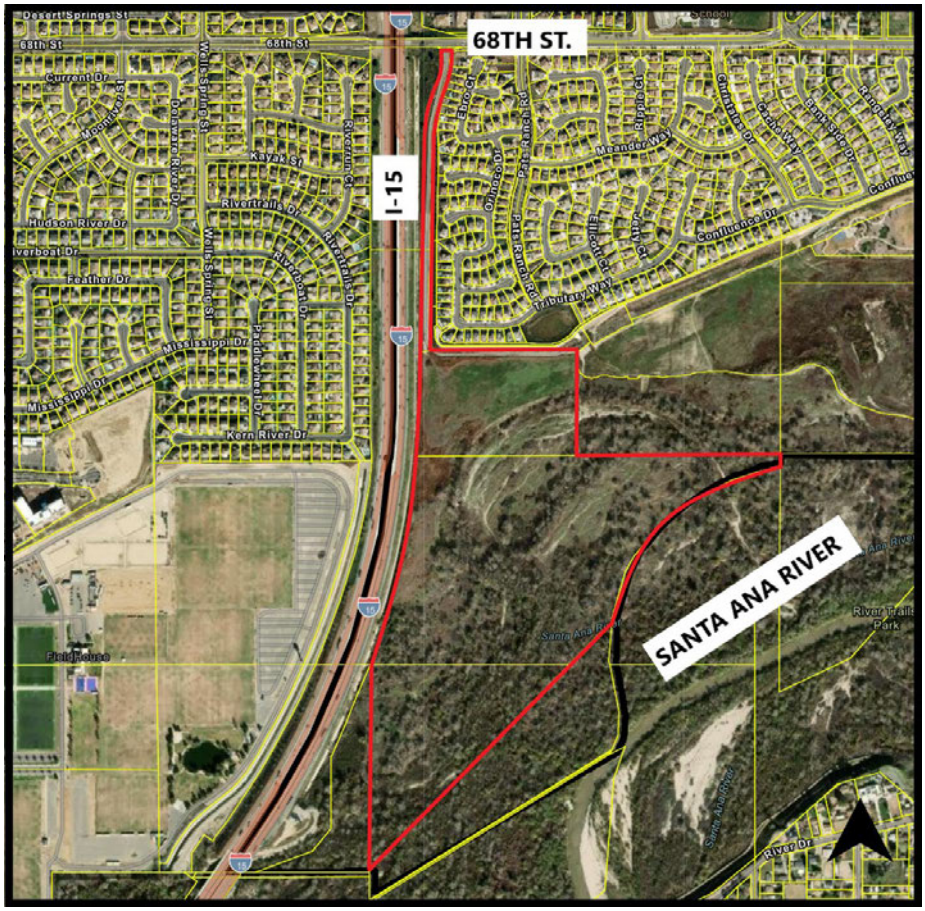
PROJECT DESCRIPTION

The proposed project is to establish: a) one 136,035 square-foot two-story structure for self-storage (including 670 square feet of office space); b) 77 stalls for recreational vehicle storage; and c) preserve 72.5 acres of open space in perpetuity. The proposed project is located approximately 2,000 feet south of 68th Street, beyond the Riverbend community, and it is east of Interstate 15 (I-15). The Santa Ana River is located along the south and eastern site boundaries. See Exhibit A Project Location, Table 1 General Project Information, Table 2 for Surrounding Land Uses, and Exhibit D for Site Plan of the self-storage and RV storage area.

TABLE 1: GENERAL PROJECT INFORMATION	
Assessor's Parcel Number(s)	**152-060-006, 152-060-007, 152-060-009, & 152-020-010, & 152-070-008.)**
Total Acreage of Project Site	86.8 acres (Development of approximatley 14.27 acres with approximatley 72.5 acres preserved as open space)
General Plan Designation	OS-R (Open Space Recreation) & MDR (Medium Density Residential)
General Plan Overlay	1. Equestrian Lifestyle Protection Overlay 2. Santa Ana River Corridor Overlay
Zoning Classification	W-1 (Watercourse, Watershed,and Conservation Areas & R-4 (Planned Residential)

TABLE 2: SURROUNDING LAND USES			
Location	**Current Land Use**	**General Plan Land Use Designation**	**Zones**
North	Single Family Residential	MDR (Medium Density Residential)	R-4 (Planned Residential)
South	Santa Ana River/Riverside	N/A	N/A
East	Vacant Land	OS-W (Open Space, Water)	W-1 (Watercourse, Watershed, and Conservation Areas)
West	I-15 Freeway	I-15 Freeway	N/A

EXHIBIT A- PROJECT LOCATION

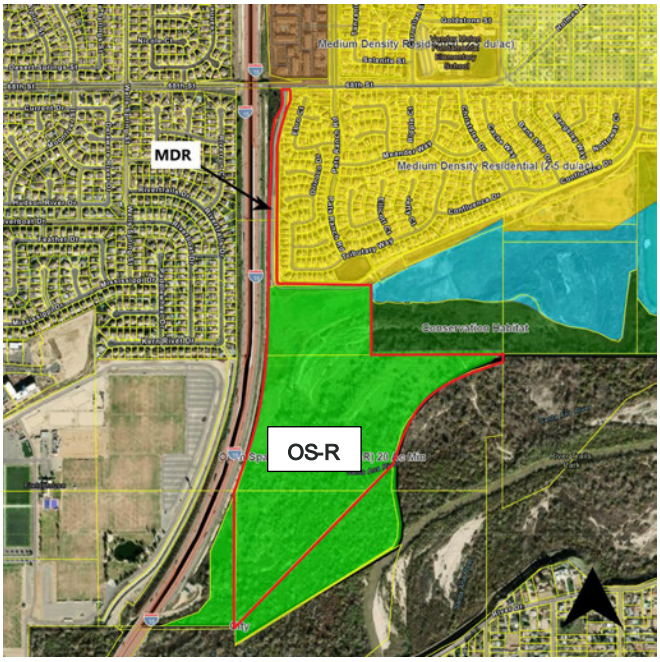


The proposed project will require the approval of the following entitlements:

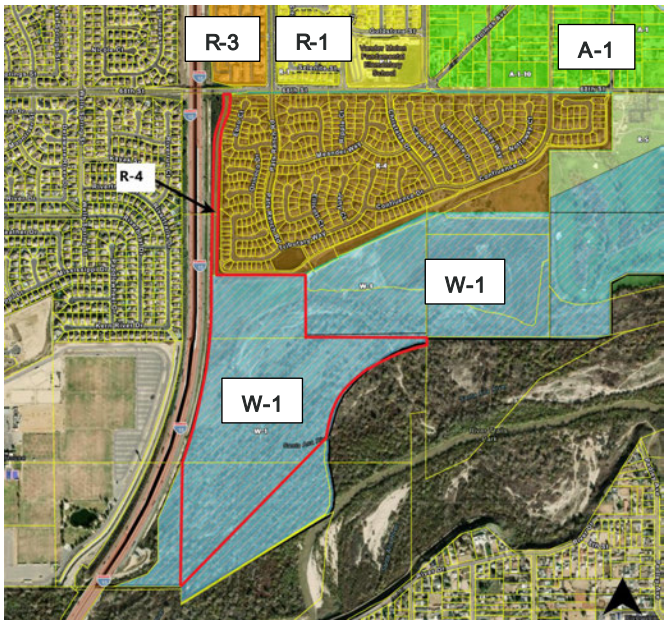
1. **General Plan Amendment (GPA) No. 21001:** To change a portion of the project site (portions of APNs 152-060-006 & 152-060-007) from Open Space – Recreation (OS-R) to Commercial Retail (CR);
2. **Change of Zone (CZ) No. 21001:** To change a portion of the project site (portions of APNs 152-060-006 & 152-060-007) from Watercourse, Watershed, and Conservation Areas (W-1) to General Commercial (C-1/C-P);
3. **Tentative Parcel Map (TPM) No. 39001:** To subdivide the project area into two lots;
4. **Conditional Use Permit (CUP) No. 21001:** To establish mini-warehouse (commonly known as self-storage) in the C-1/C-P zone; and

5. **Site Development Permit (SDP) No. 21002:** To establish Recreational Vehicle storage in the C-1/C-P zone and monumentation signage.

GENERAL PLAN



ZONING MAP



PROJECT DESIGN AND SITE LAYOUT

The overall project site is 86.8 acres and consists of two general areas:

1. Storage Facilities Area (Lot 1 of TPM39001): 136,035 square-foot two-story self-storage facility, 77 stalls for recreational vehicles storage, and an infiltration basin on 14.27 acres; and
2. Preserved Open Space Area (Lot 2 of TPM39001): A 72.5-acre area would be designated as preserved open space that would be managed by a conservation agency in perpetuity.

See Exhibit B for the proposed Site Plan of only the area for storage facility area. Exhibit C presents the access road to the development, and Exhibit D shows the area that will remain open space.

EXHIBIT B: ENLARGEMENT OF SITE PLAN (LOT 1)

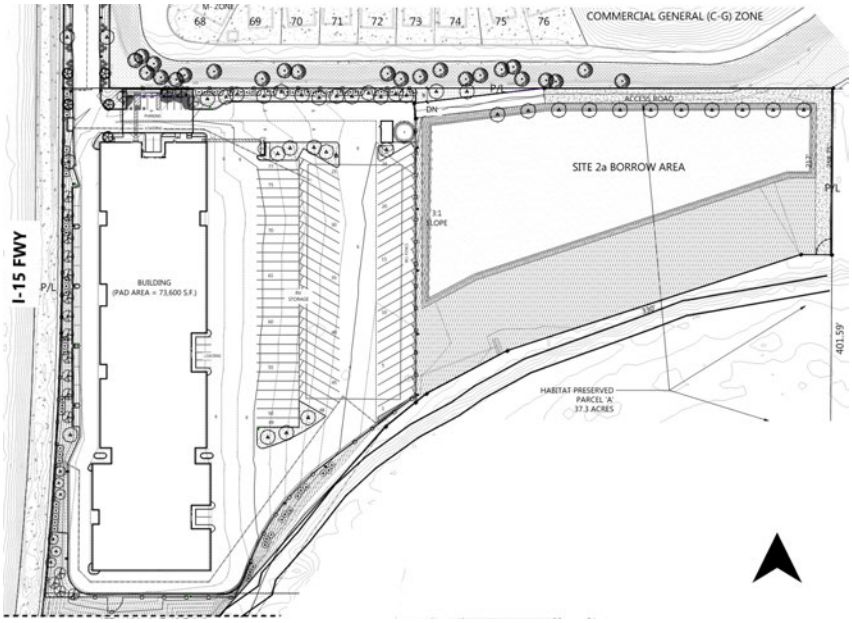


EXHIBIT C: ENLARGEMENT OF ACCESS ROAD (LOT 1)

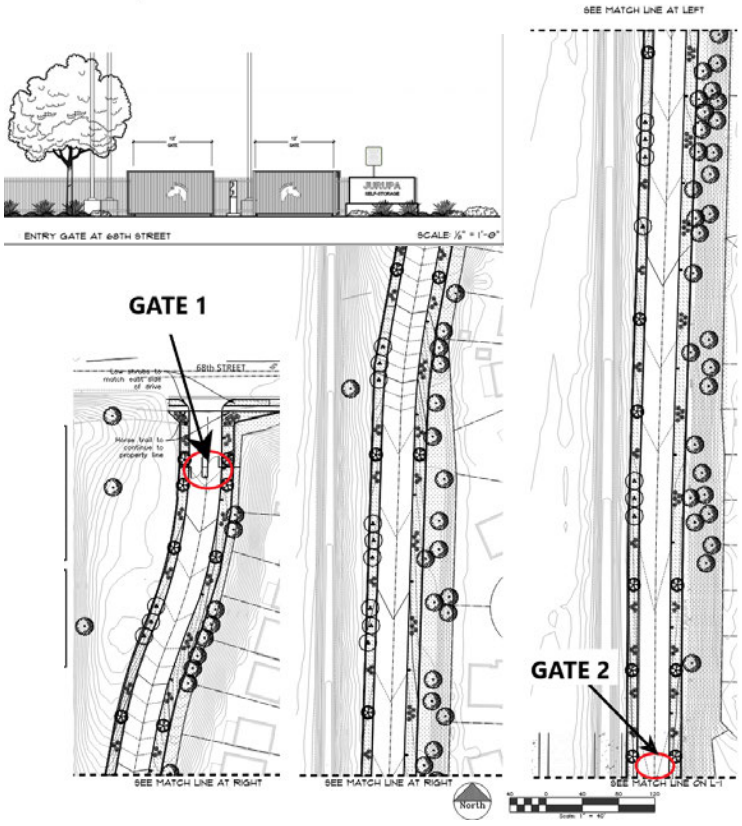
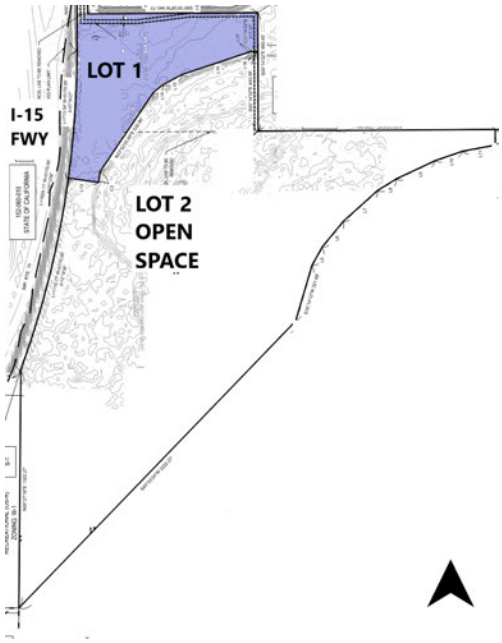


EXHIBIT D: OPEN SPACE (LOT 2)



The project includes a new 60-foot-wide private drive allowing visitors to access the storage facility from 68th Street. The entry gate will be located at 68th Street for security and limited access. Upon entry, vehicles and pedestrians would only be able to access the storage facility area. All other areas of the project site such as the open space area are limited to maintenance staff.

Although the project is directly south of Riverbend, there is a grade difference and separation distance. Besides the private street, the rest of the development is approximately 20 to 40 feet below the grade of the Riverbend community. There are nine (9) homes approximately seventy-five (75) feet from the shared property line. The rear yards of the homes have a 12-foot-high sound wall and, south of the rear yards, are a trail and landscaping.

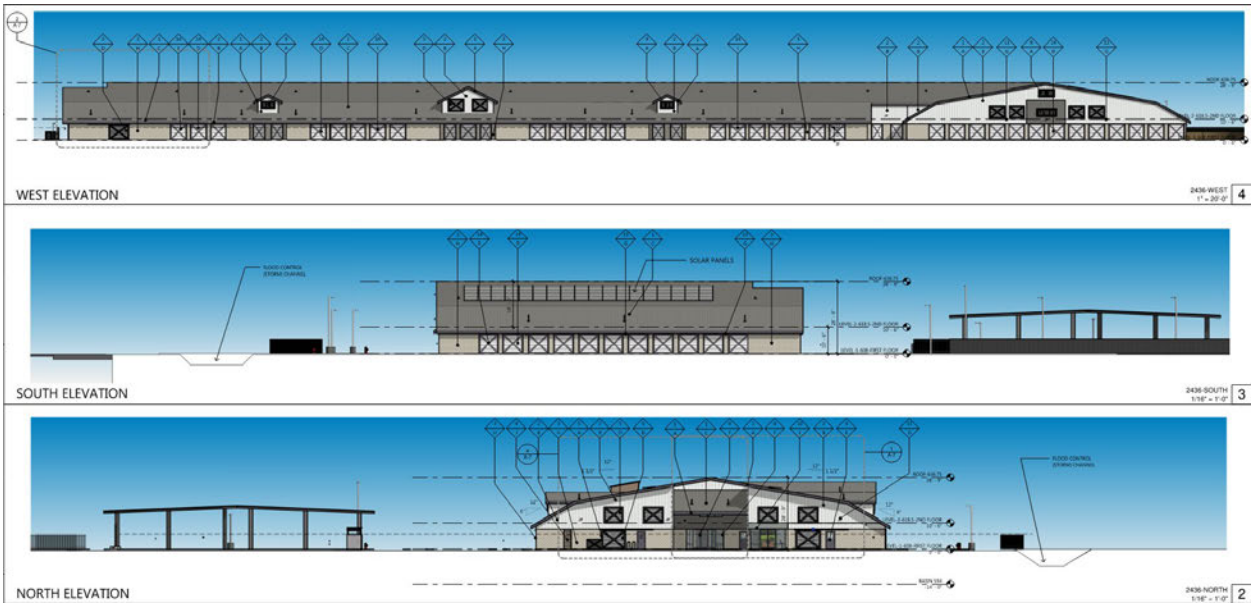
Architecture & Floor Plans.

Self-storage Facility. The 136,035 two-story self-storage building is designed with a farm/barn architectural style. A mixture of colors, textures, and building materials that are representative of the architectural style would be consistent with the surrounding areas. Materials will consist of vertical steel siding, barn doors as the roll up doors, and metal mansard roof for the self-storage building. Colors would consist of grey tones with the main color for the self-storage site being cool zinc gray. The building, at its highest point, is twenty-eight (28) feet tall. Exhibit E is a rendering of the self-storage facility's entrance and Exhibit E presents the proposed elevations of the self-storage.

RV Carport. The project proposes a metal carport over the RV parking stalls. The roof is the same design as the self-storage facility. It is shown on the south and north elevations in Exhibit F.

EXHIBIT E: RENDERING OF SELF-STORAGE FACILITY ENTRANCE

Exhibit F: PROPOSED ELEVATIONS OF SELF-STORAGE & RV CARPORT



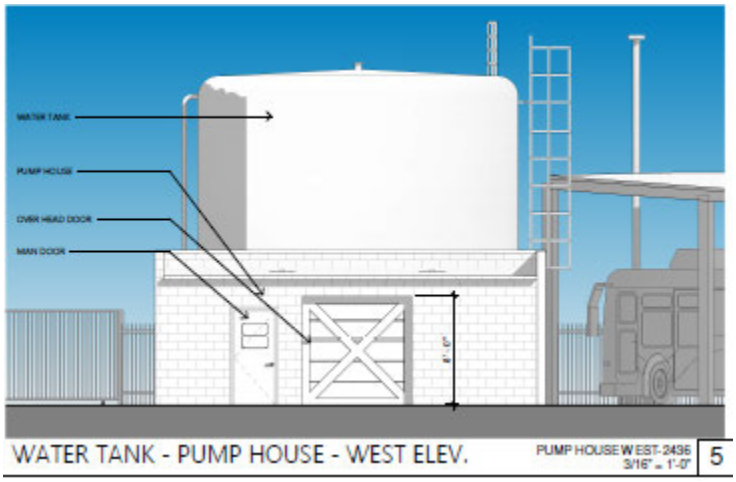
The first floor of the two-story building will consist of a six hundred and fifty (650) square-foot office, four hundred and twenty-two (422) interior units and one hundred thirteen (113) drive-up units. Drive-up units allow customers to drive-up the vehicles to each unit. The second floor can

be accessed by three separate elevators as well as two staircases. The second floor will consist of four hundred and fifty-eight (458) interior units.

Since the project site is approximately 20 to 40 feet below the grade of the backyards of the Riverbend community homes located north of the project and has a 12-foot-high sound wall in their backyards, the residents would not be able to see the development. If someone were to stand on a trail adjacent to the project site, one would see the top of the structures. The location and height of the building were designed to minimize the obstruction of views from the Riverbend community.

On-site Water Storage Tank & Fire Pump. The Fire Department requires the construction of an on-site water storage tank and fire pump if secondary water supply connection from Riverbend community is unobtainable. The project proposes to provide a twenty-seven (27) foot tall on-site water storage tank and fire pump at the north end of the RV parking stalls as shown on Exhibit F. The tank and the fire pumphouse are proposed to be painted beige. The pump house would be constructed with cmu block.

EXHIBIT G: ELEVATIONS OF WATER TANK AND PUMP HOUSE



Access, Circulation, and Parking.

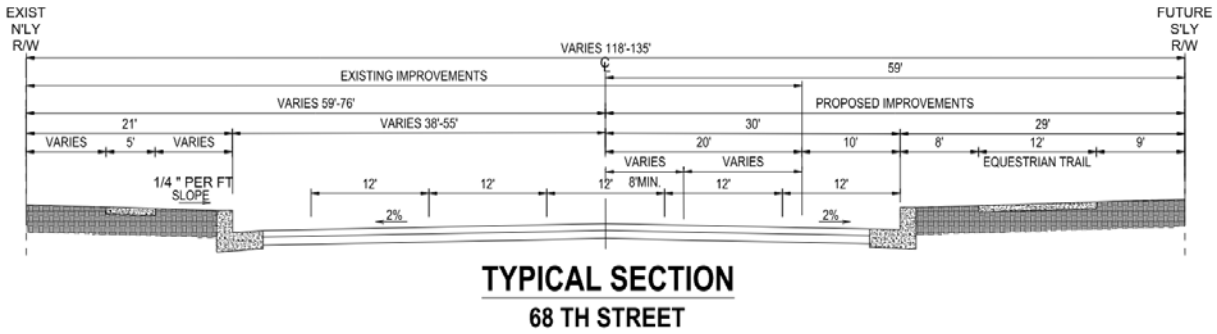
Access & Circulation. The development is proposed to have one access point from 68th Street to the site by a private street, Access Road "A." All internal streets are private and would be maintained by the property owner.

The main project entrance from 68th Street would be gated and would serve as a private access road that would include decorative stamped asphalt paving, wall mounted identification signs, and abundant landscaping. A 3-foot-wide median would divide the 12-foot-wide ingress and egress for access. All private interior streets would be accessed through a second gate at the end of the main access road and would only be accessible by employees and customers. The interior private streets

would range between twenty-four (24) and sixty-five (65) feet in width. The main access road would be thirty-five (35) feet wide with eleven (11) foot landscape strips on both sides. Street B, west of the self-storage building adjacent to the I-15 freeway, is twenty-six (26) feet wide. Street B loops around into the sixty-five (65) foot-wide Street C, which is the central private street that would serve the self-storage building to the west and the RV parking to the east. North of Street C there would be Street D that circulates east to west measuring seventy (70) feet wide. Street E would be a one-way street measuring forty-two (42) feet wide that will serve RV parking stalls to the east and west. Decorative streetlighting would be placed throughout the site.

- 68th Street. 68th Street is designated as a Major Highway in the City's General Plan Mobility Corridors Map. 68th Street is proposed to be improved with a 118-foot-wide typical section and 59-foot half width. The applicant would be required to improve the fifty-nine (59) foot half width with a twenty-nine (29) foot southerly parkway and 30-foot pavement section. The twenty-nine (29) foot southerly parkway would include an 8-foot curb-adjacent landscape, a 12-foot decomposed granite trail, a 9-foot landscaping, and any repairs to the existing curb & gutter along the frontage as directed by the City Engineer at time of construction. Exhibit G illustrates the proposed street cross-section. Additionally, the project would include the following lane configuration on 68th Street:
    - Eastbound: One Shared through/right-turn lane;
    - Westbound: One through lane and one left-turn lane;
    - Northbound: One shared left-turn and right-turn lane.

EXHIBIT H: 68TH STREET



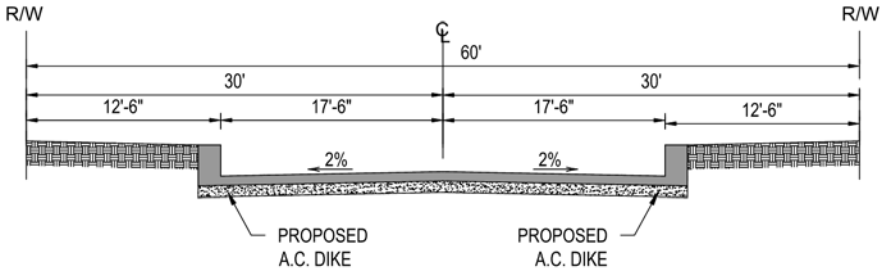
TYPICAL SECTION
68 TH STREET

- Access Road "A". Because of the complexity in providing a secondary access for this project site, Access Road "A" is designed in accordance with Jurupa Valley Municipal Code Section 7.10.020 and RVC Fire Department access standards as it provides an increased clear width driveway. Access Road "A" as shown on Exhibit I would be constructed as a 60-foot wide right-of-way with- two travel lanes. The clear width provided is 35-feet curb-to-curb with 12.5-foot-wide landscaped parkway on each side. There is no proposed new landscaping. The project proposes to keep the existing landscaping. The eastern parkway consists of a landscaped slope area that is currently maintained by the

Riverbend community homeowner's association (HOA). The western parkway consists of landscaping that is currently maintained by Caltrans.

On street parking is prohibited to maintain the increased width driveway. Required signage must be posted to restrict parking.

EXHIBIT I: ACCESS ROAD "A."



TYPICAL SECTION
ACCESS ROAD "A"

Parking. The code requires a minimum of twenty-one (21) parking spaces. The project provides a total of nineteen (19) parking spaces and eight (8) loading spaces for the self-storage site. Since the loading spaces are for the self-storage site as well, the minimum parking spaces requirement is considered met. This will serve employees as well as customers that would need to access the storage units. Additionally, the site would provide 77 RV storage stalls to the east side of the self-storage. Pedestrian circulation elements include a four (4) foot wide pedestrian walkway that will connect to the self-storage building main access located to the north of the site directly across ADA parking as well as one (1) 12x18 accessible EV charging stalls.

Landscaping. Abundant landscaping with irrigation system will be installed throughout the proposed project. The plan includes sixty-three (63) 24-inch box trees that are dispersed throughout the site. Most of the trees and shrubs will be along the west perimeter adjacent to the I-15 Freeway. Shrubs and trees will also be proposed along the north perimeter of the site in close proximity to the access road. Along Access Road "A," eighty-two (82) existing off-site trees will remain.

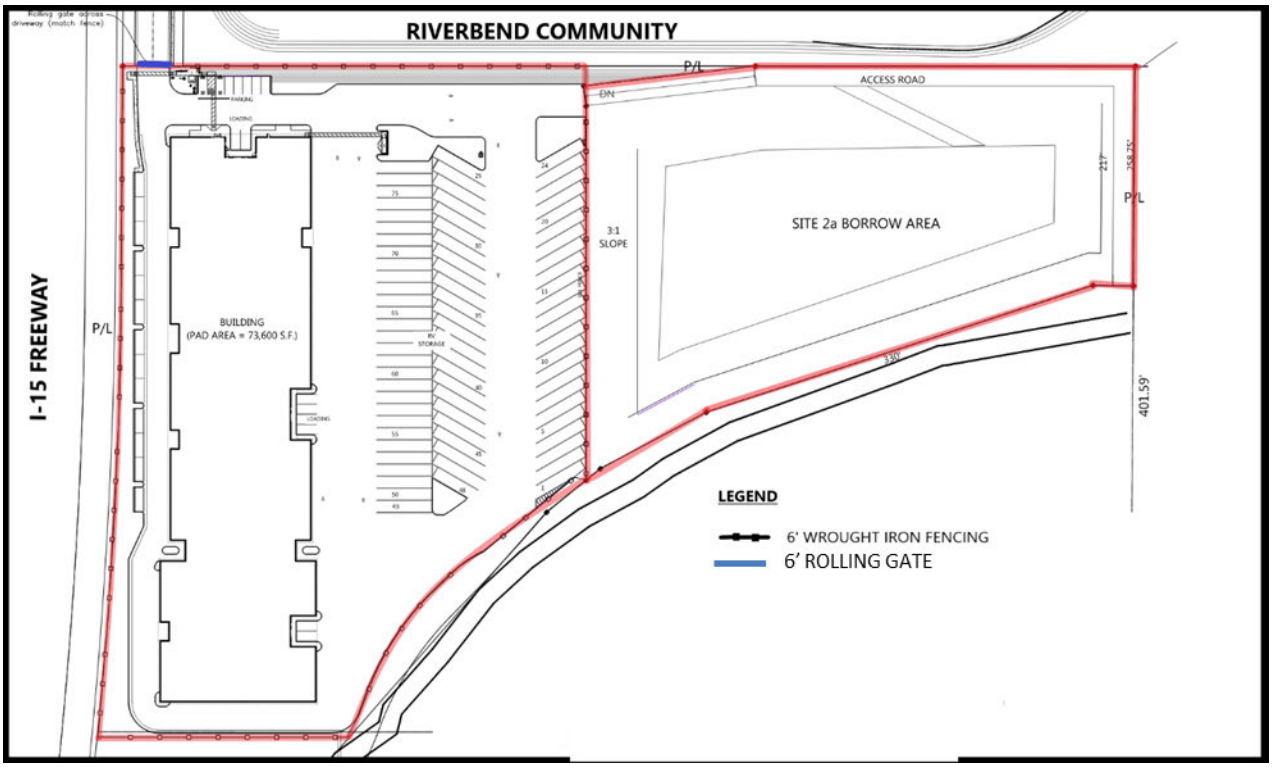
Along the interior streets, sixty-three (63) 24-inch box trees are provided, many of which are proposed along the northern portion of the site. Screen shrubs will also be placed on the north side of the project site adjacent to the Riverbend Community. This is proposed in order to further enhance the existing trees and landscaping of the Riverbend project as well as to provide a buffer.

Along the I-15 freeway, there will be a 6-foot-high wrought iron fence that will allow the self-storage building to be seen. Trees and shrubs are composed of canopy shading trees, screen trees and medium and low shrubs will be along the perimeter of the wrought iron fence. See Exhibit J View from I-15.

EXHIBIT J: VIEW FROM I-15

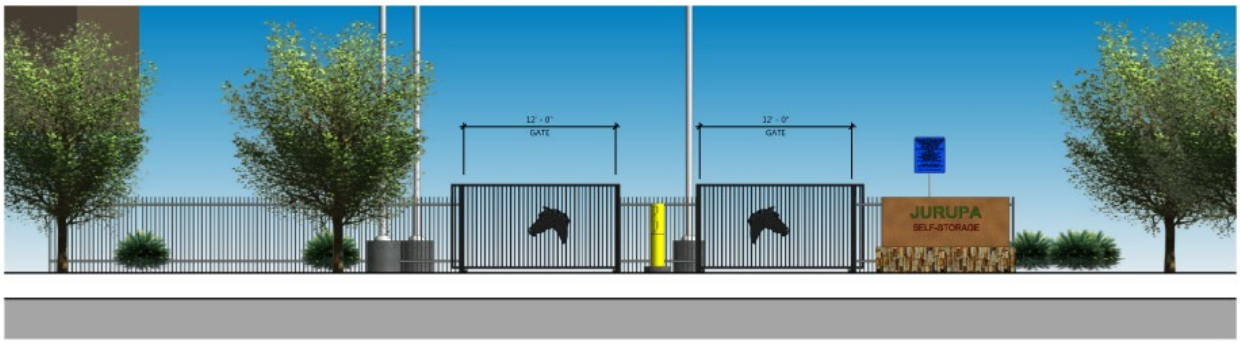
Walls and Fences. The wall and fences for the development would be made of decorative materials to be compatible with the overall architectural character of the development and surrounding neighborhood. Swinging gates will be located along the 68th Street entrance and rolling gates will be located at the end of the access road. The swinging gates along the front access road will remain open during business hours and will be closed during non-business hours. The secondary gates at the end of the access road will have keypad access along with an access phone to the front office for new customers. The facility will have high resolution cameras along the perimeter. Exhibit K illustrates the locations of proposed wall and fences. A summary of the proposed walls and fences is as follows:

EXHIBIT K: WALL AND FENCE PLAN

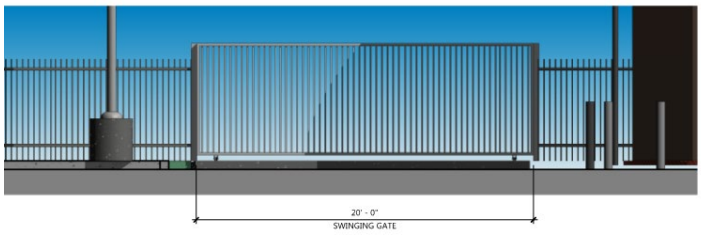


- Perimeter wall: 6-foot-high black wrought iron fence with twelve (12) foot high post. See Exhibit J for elevations.
- 68th Street entrance: 6-foot-high black wrought iron swinging gates that will be swinging inwards towards the property. See Exhibit K for elevations.
- Second Gate - 6-foot-high black wrought iron rolling gates

EXHIBIT L – PROPOSED WALL AND FENCES



SWINGING ENTRY GATE 68 TH STREET — GATE DETAIL-1 3/16" = 1'-0" 2



GATE AT ACCESS ROAD TO EASEMENT — GATE DETAIL-3 1/4" = 1'-0" 4

ANALYSIS

I. **ENVIRONMENTAL REVIEW.** The Draft MND was first circulated for public review from March 11, 2025, through April 9, 2025. All interested persons and organizations had an opportunity during this time to submit their written comments on the Draft MND to the City of Jurupa Valley. The City received one comment from the California Department of Fish and Wildlife that was subsequently withdrawn.

Since the first circulation, the Project description in the MND and previous NOI were revised, and some minor edits were made to the MND to correct typographical errors and/or clarify information in the MND.

The public review period for the recirculation of the MND started on September 4, 2025 and ended on October 3, 2025. Comments from Gabrieleno Band of Mission Indians – Kizh Nation as well as the Riverside County Department of Environmental Health were received during this time.

The City provided a response to comments received during the MND recirculation, and these responses are included in Attachment 12.

II. **GENERAL PLAN.**

A. Land Use Designation. The project site has a General Plan land use designation of Open Space-Recreation (OS-R). A General Plan Amendment (GPA) is proposed in order to change the land use from Open Space-Recreation to Commercial Retail (CR), which would allow for a self-storage site. The Commercial Retail land use designation allows for the development of a broad range of retail commercial and services, including professional offices. Floor area ratios (FARs) range from 0.20 to 0.35.

B. Overlays.

- Equestrian Lifestyle Protection Overlay**.** The proposed project site is located within the Equestrian Lifestyle Protection Overlay (ELO). The ELO is intended to preserve the City of Jurupa Valley's equestrian heritage and lifestyle, and ensures the keeping of horses and other farm animals can continue, subject to the regulations specified in the Zoning Ordinance. The project will need to provide consistency with policies such as LUE 5.5 Development Review:

  LUE 5.5 Development Review. New development in the Overlay should accommodate horse keeping, horse facilities and equestrian activities, where feasible and appropriate. Within the support area, equestrian uses, trails, and facilities are encouraged.

- Santa Ana River Corridor Overlay**.** The proposed Project site is located within the Santa Ana River Corridor Overlay (SAO). The SAO is intended to preserve and protect the natural and recreational features of the Santa Ana River such as wildlife corridors that allow wildlife to move from one open space to another without crossing streets, highways, or developed land. The project will need to provide consistency with policies such as:

  LUE 5.52 Connectivity. Require private developments along the Santa Ana River to provide riding, hiking, and biking trails to ensure connectivity to the Riverside County-wide trail system.

The project is consistent with the Overlays as it includes a twelve-foot wide equestrian trail, 29 linear feet, along the south side of 68th Street that will complete the easterly end of the equestrian trail on 68th Street. The existing equestrian trail on 68th Street provides a connection to the existing Riverbend community trail. The Riverbend community trail loops around the Riverbend community and allows access to the Santa Ana River. It will further promote connectivity to the Riverside County-wide trail system.

C. **General Plan's Vision Statement & Applicant's Letter.** The General Plan's Vision Statement identifies scenic views, the Santa-Ana River, and the natural environment as community values that residents enjoy most about living in Jurupa Valley. These community values were considered in preparing the "City of Jurupa Valley Community Values Statement" which includes protection of the Santa Ana River and river plain for their value of recreation, views, and wildlife habitat.

The City values and intends to protect the Santa Ana River and river plain for the exceptional value for recreation. Additionally, the City highly values public parks, sports fields, pedestrian trails, equestrian trails, golf courses, outdoor use areas, campgrounds, and similar uses as essential facilities that maintain and improve the health and quality of life for Jurupa Valley citizens.

The Applicant provided a letter (Attachment 6) with reasons the project is consistent with the General Plan's vision statement. A summary of the reasons is included below:

- Project protects the Santa Ana River as the development footprint, Lot 1, has been minimized to the extent feasible and is concentrated well outside of the environmentally sensitive habitat and species areas associated with the Santa Ana River plain.
- Construction of the Project will avoid all onsite state and federal jurisdictional areas including onsite riparian and riverine resources.
- Project, as designed, will operate in a way that will avoid potential long-term impacts to the sensitive habitat and natural resources located along the Santa Ana River corridor. For example, by repurposing the soils "borrow" area of the Project for stormwater management, onsite water flows will be captured and directed to an area allowing for flow reduction, pollution treatment and ultimately, underground onsite detention. By capturing onsite flows utilizing the LID design, the Project takes care to avoid further impacts to the Santa Ana River either from accelerated flows coming off of paved surfaces or from urban runoff pollution.

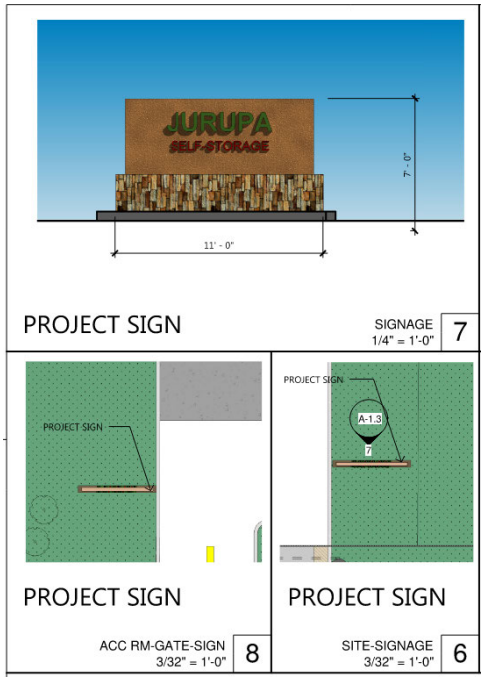
III. **Title 9 – Zoning Ordinance.** The project site has a zoning classification of W-1 (Watercourse, Watershed, and Conservation Areas) and R-4 (Planned Residential). A change of zone is proposed to change the zoning of a portion of APNs 152-060-006 & 152-060-007 from Watercourse, Watershed, and Conservation Areas (W-1) to General Commercial (C-1/C-P) for the self-storage facility and RV storage area. The R-4 zoning designation for APNs 152-060-009, and 152-020-010 will not be changed. The W-1 zoning for APN 152-070-008 will also not be changed.

A. C-1C-P Zone. C-1/C-P zone allows mini warehouses with an approved Conditional Use Permit and trailer and boat storage with an approved Site Development Permit. The project complies with the applicable development standards.

DEVELOPMENT STANDARD	PROJECT IN COMPLIANCE?
Any portion of a building which exceeds thirty-five (35) feet in height shall be set back from the front, rear and side lot lines not less than two (2) feet for each foot by which the height exceeds thirty-five (35) feet.	Yes, the project is proposing a maximum height of 28 feet which is below the maximum of 35 feet.
No building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 9.240.370.	Yes, the project is proposing a maximum height of 28 feet which is below the maximum of 50 feet.
Automobile storage space shall be provided as required by Section 9.240.120	Yes, the proposed project meets parking standards.
All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of one thousand, three hundred and twenty (1,320) feet	Yes, there is no roof mounted equipment

B. On-Site Advertising**.** On-site advertising is proposed on 68th Street. There will be two monument signs on the east and west side of the main access road. Monument signs will be 11'x7' and will be composed of stone. Please see Exhibit M for monument signs.

EXHIBIT M: MONUMENT SIGNS



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

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

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

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.

C. All site development permits which permit the construction of more than one (1) 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.

V. FINDINGS FOR APPROVAL OF A TENTATIVE LAND DIVISION MAP.

Per Section 7.15.180 of the Jurupa Valley Municipal Code, "A tentative map shall be denied if it does not meet all requirements of this ordinance, or if any of the following findings are made:"

1) That the proposed land division is not consistent with applicable general and specific plans;
2) That the design or improvement of the proposed land division is not consistent with applicable general and specific plans;
3) That the site of the proposed land division is not physically suitable for the type of development;
4) That the site of the proposed land division is not physically suitable for the proposed density of the development;
5) That the design of the proposed land division or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
6) That the design of the proposed land division or the type of improvements are likely to cause serious public health problems;
7) That the design of the proposed land division or the type of improvements will conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. A land division may be approved if it is found that alternative easements for access or for use will be provided and that they will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction; and
8) Notwithstanding subsection (5) of this section, a tentative map may be approved if an environmental impact report was prepared with respect to the project and a finding was made, pursuant to the California Environmental Quality Act (Pub. Resources Code Section 21000 et seq.), that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

NOTICING REQUIREMENTS

Legal advertisements were published initially in the Press Enterprise on April 4, 2025 for the Planning Commission hearing. Legal advertisements were published for a second time in the Press Enterprise on June 19, 2025. The July 9, 2025 public hearing was subsequently continued to August 13, 2025, therefore, further notice was not required. Although the public hearing for August 13, 2025 was continued to November 12, 2025, public hearing notices were sent to surrounding property owners within 1,000 feet from the boundaries of the project site on October 23, 2025 and a legal advertisement was published in Press Enterprise on October 23,2025.

Legal advertisements were published in the Press Enterprise on January 16, 2026 for the City Council hearing. Comments provided to date are provided as Attachment 7. Below is a summary of the comments that have been received up to the time of this report:

Reasons Against:

- Safety issues to residents in the vicinity
- Flood hazard as the site is already in a watercourse watershed area
- Little financial benefit as storage sites only need minimal employees
- Project will take away current views of the river from the Riverbend Community
- Traffic along 68th Street as this is the only entrance to the storage site
- Project may create environmental issues to habitat and site

Reasons in Favor:

- A high-quality storage facility
- Area needs a storage facility as the City grows
- Blends well with the surrounding community
- Security cameras will provide further safety

FINANCIAL IMPACT

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

ALTERNATIVES

1. *Recommended Action*: That the City Council adopt Resolution No. 2026-10, Resolution No. 2026-11, and introduce and conduct the first reading of Ordinance No. 2026-02 to do the following:

a. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and

b. Approve MA20269 (GPA21001, CZ21001, TPM39001, CUP21001, and SDP21002) subject to the Conditions of Approval

2. Deny MA20269 (GPA21001, CZ21001, TPM39001, CUP21001, and SDP21002) (No action, maintaining the status quo)

3. Continue the public hearing and provide direction to staff.

City of Jurupa Valley

Prepared by:

Joe Perez

Assistant City Manager/Community Development Director

Submitted by:

for Rod B. Butler

City Manager

Reviewed by:

Susan Paragas

Director of Finance

Reviewed by:

Michael Flad

Assistant City Manager

Reviewed by:

Peter M. Thorson

City Attorney

ATTACHMENTS:

1) Resolution No. 2026-10 - Adopting a mitigated negative declaration and mitigation monitoring and reporting program
    - Exhibit A – Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
2) Resolution No. 2026-11 - Approving General Plan Amendment 21001 (GPA21001), Tentative Parcel Map No. 39001 (TPM39001), Conditional Use Permit 21001 (CUP21001), and Site Development Permit 21002 (SDP21002)
    - Exhibit A – General Plan Amendment Exhibit
    - Exhibit B – Conditions of Approval
3) Ordinance No. 2026-02 - Approving Change of Zone No. 21001 to rezone approximately 11.556-acres from watercourse, watershed, and conservation areas (W-1) to general commercial (C-1/C-P)
    - Exhibit A – Change of Zone
4) Adopted Resolution No. PC-2025-27 without exhibits
5) Project Plan Set (Architectural, Civil, and Landscape Plans)
6) Applicant Letter in regard to the project's consistency with General Plan
7) Received Public Comments
8) Resident Surveys
9) California Fish and Wildlife formal letter dated June 5, 2025
10) Southwest Resource Management Agency Purchase Agreement
11) Tentative Parcel Map No. 39001
12) MND Recirculation Response to Comments

ATTACHMENT NO. 1

Resolution No. 2026-10

RESOLUTION NO. 2026-10

A RESOLUTION OF THE CITY COUNCIL OF JURUPA VALLEY ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM TO PERMIT THE DEVELOPMENT OF A RECREATIONAL VEHICLE (RV) AND SELF-STORAGE FACILITY ON A 86.8-ACRE SITE LOCATED SOUTHEAST OF I-15 AND 68TH STREET (APNS: 152-060-006, 152-060-007, 152-070-008, 152-060-009, AND 152-020-010) (MASTER APPLICATION 20269)

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

Section 1. The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

(a) Steve Galvez (the "Applicant") has applied for Master Application No. 20269 ("MA" No. 20269) which consists of General Plan Amendment ("GPA") No. 21001, Change of Zone ("CZ") No. 21001, Tentative Parcel Map ("TPM") No. 39001, Conditional Use Permit ("CUP") No. 21001, and Site Development Permit ("SDP") No. 21002 to permit the development of a recreational vehicle ("RV") and self-storage facility on a 86.8-acre site located southeast of I-15 and 68th street (APNS: 152-060-006, 152-060-007, 152-070-008, 152-060-009, and 152-020-010) (the "Project"). Although the Project site is 86.8 acres in size, the RV and self-storage facility will only be operated on 14.27 acres of the Project site. The remainder of the Project site will remain open space.

(b) The Project was processed, including but not limited to all public notices, in the time and manner prescribed by State and local law, including the California Environmental Quality Act, Public Resources Code 21000, et seq. and the California Environmental Quality Act Guidelines, 14 Cal. Code Regs 15000 et seq. (collectively referred to as "CEQA").

(c) Pursuant to CEQA, the City is the lead agency for the Project because it is the public agency with the authority and principal responsibility for approving the Project.

(d) The City prepared an Initial Study to analyze the potential environmental effects of the Project. Based on the information contained in the Initial Study, City staff concluded that the Project could have a significant effect on the environment, but that mitigation measures could be implemented to reduce such impacts to a less than significant level. Based upon this determination, a Draft Mitigated Negative Declaration ("Draft MND") was prepared in accordance with CEQA Section 21080(c) and Section 15070 of the State CEQA Guidelines.

(e) The City circulated a Notice of Intent to Adopt the Draft MND, along with the Draft MND and its Appendices, to the public and other interested parties, for a 30-day comment period between March 11, 2025 through April 9, 2025. The City published a Notice of Intent for the Draft MND in The Press Enterprise a newspaper of general circulation within the City. Copies

of the documents have been available for public review and inspection at the offices of the Department of Community Development, located at City Hall, 8930 Limonite Avenue, Jurupa Valley, California 92509.

(f) After the comment period closed, the City received a comment from the California Department of Fish and Wildlife that was subsequently withdrawn.

(g) The City was subsequently made aware that the Notice of Intent for the Draft MND was sent to the Jurupa Unified School District instead of the Norco Unified School District and inadvertently omitted a parcel from the Project description. Therefore, the City corrected the NOI to include the missing parcel and re-noticed the intent to adopt the Draft MND and restarted the public review period of the Draft MND. The second public review period for the recirculation of the MND started on September 4, 2025, and ended on October 3, 2025. During the comment period, the City received three written comments on the Draft MND from various agencies, individuals, and organizations, and a response to all the comments made therein was prepared, submitted to the Planning Commission, and incorporated into the administrative record of the proceedings.

(h) Public Resources Code Section 21081.6 requires the City to prepare and adopt a Mitigation Monitoring and Reporting Program ("MMRP") for any project for which mitigation measures have been imposed to assure compliance with the adopted` mitigation measures. The MMRP is attached hereto as Exhibit "A", and is incorporated herein by reference.

(i) The "Final Mitigated Negative Declaration" ("Final MND") consists of the Draft MND, all of its appendices and the Mitigation Monitoring and Reporting Program.

(j) On November 12, 2025, the Planning Commission held a duly noticed public hearing to consider the Final MND and the Project, at which time the Planning Commission heard and considered information presented by City staff on the Project and its environmental review. In addition, interested persons had an opportunity to and did testify regarding this matter.

(k) Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Project, the Planning Commission adopted Resolution No. 2025-20 recommending that the City Council adopt the Final MND and a Mitigation Monitoring and Reporting Program for the Project, and adopt General Plan Amendment ("GPA") No. 21001, Change of Zone ("CZ") No. 21001, Tentative Parcel Map ("TPM") No. 39001, Conditional Use Permit ("CUP") No. 21001, and Site Development Permit ("SDP") No. 21002.

(l) Prior to taking action on the Final MND, at the noticed City Council public hearing held on February 5, 2026 the City Council has heard, been presented with, reviewed, and considered the information and data in the administrative record, as well as oral and written testimony presented to it during meetings and hearings. No comments or any additional information submitted to the City have produced any substantial new information to support a fair argument requiring additional environmental review or re-circulation of the Final MND under CEQA because no new significant environmental impacts were identified, nor was any substantial increase in the severity of any previously disclosed environmental impacts identified.

(m) The custodian of records for the Final MND, and all other materials that constitute the record of proceedings upon which the City Council determination is based, is the City Clerk of the City of Jurupa Valley. Those documents are available for public review in the City Clerk's Office located at 8930 Limonite Avenue, Jurupa Valley, California 92509.

Section 2. **Substantive Findings**. The City Council of the City of Jurupa Valley, California does hereby find, determine and declare that:

(a) All of the above recitals are true and correct, and are hereby incorporated into this section as though set forth in full.

(b) Agencies and interested members of the public have been afforded ample notice and opportunity to comment on the Final MND and on the Project. The Project has been environmentally reviewed pursuant to the provisions of CEQA and the State CEQA Guidelines.

(c) The City Council has independently considered the administrative record before it, which is hereby incorporated by reference and which includes the Final MND and all documents therein, the Mitigation Monitoring and Reporting Program, staff reports and presentations, and all oral and written testimony.

(d) The City Council has reviewed the Final MND and all comments received regarding the Final MND prior to and at the February 5, 2026 public hearing, and based on the whole record before it finds that: (1) the Final MND was prepared in compliance with CEQA; (2) there is no substantial evidence that the Project will have a significant effect on the environment following imposition of the mitigation that has been proposed and is included in the Mitigation Monitoring and Reporting Program attached hereto as Exhibit "A" and incorporated herein by this reference; and (3) the Final MND reflects the independent judgment and analysis of the City Council.

(e) Based on the findings set forth in the Resolution, the City Council hereby adopts the Final MND and the Mitigation Monitoring and Reporting Program attached hereto as Exhibit "A" and incorporated herein by this reference.

(f) The Community Development Director is authorized and directed to file a Notice of Determination in accordance with CEQA.

Section 3. **Certification**. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Jurupa Valley on this ____ day of _____ 2026.

_____

Mayor

ATTEST:

_____
Maria Morris, CMC
City Clerk

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF JURUPA VALLEY)

I, Maria Morris, CMC, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2026-10 was duly adopted and passed at a meeting of the City Council of the City of Jurupa Valley on the 5th day of February 2026, by the following vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____

MARIA MORRIS, CMC
CITY CLERK

EXHIBIT A OF ATTACHMENT NO. 1

Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP)

California Environmental Quality Act (CEQA)
Mitigated Negative Declaration
I-15 Self-Storage Project
SCH # 2025030380

City of Jurupa Valley Master Application MA 20269

General Plan Amendment (GPA) No. 21001
Change of Zone (CZ) No. 21001
Conditional Use Permit (CUP) No. 21001
Site Development Permit (SDP) No. 21002
Tentative Parcel Map (TPM) No. 39001

Lead Agency

City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509
Contact: Reynaldo Aquino
(951) 332-6464
raquino@jurupavalley.org

Applicant:

Steve Galvez
31938 Temecula Parkway, A369
Temecula, CA 92592

September 2, 2025

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https://www.jurupavalley.org/DocumentCenter/Index/68

Appendix A *Jurupa Valley Storage Air Quality and Greenhouse Gas Impact Study*, MD Acoustics, January 10, 2024

Appendix B *Updated General Biological Assessment and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis*, Hernandez Environmental Services, September 25, 2024,

Appendix C *Regional Conservation Authority (RCA) Joint Project Review (JPR) Findings*, Tricia Cambell, Western Riverside County Regional Conservation Authority (WRCRCA), December 19, 2024

Appendix D *Phase 1 Cultural Resources Assessment*, Jean A. Keller, Ph.D., March 2021

Appendix E	*CEQA Energy Review,* MD Acoustics, LLC., October 12, 2020
Appendix F	*Supplemental Preliminary Geotechnical Evaluation for Proposed Self Storage Development*, LGC Geotechnical, Inc., September 12, 2023
Appendix G	*Preliminary Hydrology Study*, W.H. Engineering Group, March 06, 2024
Appendix H	*Phase I Environmental Site Assessment, Proposed Self-Storage and RV Storage Property,* South Shore Testing & Environmental, April 5, 2023
Appendix I	*Preliminary Drainage Study, Jurupa Self-Storage Project*, Grant Becklund, RCE, February 26, 2022
Appendix J	*Preliminary WQMP*, W.H. Civil, dated September 21, 2023, Revised January 24, 2024
Appendix K	*Request for Initial Water and Sewer Availability Letter (Will Serve),* Jurupa Community Services District, September 25, 2023
Appendix L	*I-15/Jurupa Valley Storage Noise Impact Study,* MD Acoustics, April 26, 2023
Appendix M	*Jurupa Valley Storage _ Baseline Noise Prediction, City of Jurupa Valley, CA – Memorandum #1,* MD Acoustics, April 27, 2021
Appendix N	*Jurupa Valley Storage VMT Screening*, TJW Engineering, Inc., August 9, 2023

1.0 Finding

Based on this initial evaluation:	
I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be recommended for adoption.	☐
I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project Applicant. A **MITIGATED NEGATIVE DECLARATION** will be recommended for adoption.	☑
I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	☐
I find that the proposal MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	☐
I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effect (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures are imposed upon the proposed Project, nothing further is required.	☐

Joe Perez

Signature

City of Jurupa Valley

Agency

Joe Perez, Community Development Director

Printed Name/Title

September 2, 2025

Date

2.0 Introduction

2.1-Purpose of the Initial Study/Mitigated Negative Declaration

The California Environmental Quality Act (CEQA) requires that for a project that is not exempt from CEQA, that a preliminary analysis of the proposed project be conducted to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report should be prepared for the project. This preliminary analysis is called an "Initial Study". Based on the Initial Study prepared for this Project, the City of Jurupa Valley Planning Department is recommending that a Mitigated Negative Declaration be adopted for this Project by the City Council. A Mitigated negative Declaration is a written statement by the City that the Initial Study identified potentially significant environmental effects of the Project, but the Project is revised or mitigation measures are required to eliminate or mitigate impacts to less than significant levels.

2.2- Environmental Impacts Requiring Mitigation

Table 2.1 identifies the environmental impacts that require mitigation. All other topics either have "No Impact" or a "Less than Significant Impact" as identified throughout this Initial Study.

Table 2.1 Summary of Environmental Impacts Requiring Mitigation

Environmental Topic Section	Description of Impact	Mitigation Measure
4.4 (a) Biological Resources	Grading and Vegetation removal may impact nesting birds protected by the Migratory Bird Treaty Act and Bat population.	**BIO-1**: Burrowing Owl Protection. preconstruction survey is required two-weeks prior to initiation of vegetation removal and ground disturbing activities. **BIO-2:** Nesting Bird Protection. Vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 30 unless a migratory bird nesting survey is completed.
4.4 (b) Biological Resources Riparian Habitat	Construction and Operations may impact riparian birds and habitat.	**BIO-3**: Deed Restriction for riparian/riverine resource avoidance. **BIO-4:** Riparian bird avoidance
4.4 (c) Biological Resources Wetlands	Impacts on protected wetlands.	**BIO-3**: Deed Restriction for riparian/riverine resource avoidance. **BIO-4:** Riparian bird avoidance
4.4 (d) Biological Resources Wildlife Movement	Interference substantially with movement of native resident or migratory fish or wildlife.	**BIO-2:** Nesting Bird Protection. Vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 30 unless a migratory bird nesting survey is completed.

Environmental Topic Section	Description of Impact	Mitigation Measure
4.4 (f) Biological Resources Habitat Conservation Plan	Conflict with the MSHCP.	**BIO-1 through BIO-8** are required.
4.5 (b) Cultural Resources	Sub-surface archaeological resources may be encountered during ground disturbance.	**CR-1**: Archaeological Monitoring required. **CR-2:** Stop work and resource to be evaluated by an archaeologist. **CR-3:** If resource significant, an archaeological treatment plan is required.
4.18 (b) Tribal Cultural Resources	Sub-surface tribal cultural resources may be encountered during ground disturbance.	**TCR-1 through TCR-3** requires monitoring during ground disturbance and treatment plan if significant resources are found.
4.19 (a) Utilities and Service Systems	Undergrounding of utilities and service systems may impact Biological, Cultural, Paleontological, Tribal Cultural Resources, and generate excessive noise.	Mitigation Measures BIO-1 through BIO-8, CR-1, CR-2, and TCR 1 through TCR-3 are required.

A more detailed description of the mitigation measures can be found in Section 5.0-*Mitigation Monitoring and Reporting Program* of this document.

2.3 -Public Review of the Document

This Initial Study/Mitigated Negative Declaration and a Notice of Intent to adopt the Mitigated Negative Declaration was distributed to the following entities for a 30-day public review period:

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

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

As required by California Environmental Quality Act (CEQA) Section 15105, the Draft MND was previously circulated for public review period from **March 11, 2025,** through **5:00pm on April 9, 2025.** The revised Initial Study/Mitigated Negative Declaration public review period will commence on **September 4, 2025,** and end at **5:00pm on October 3, 2025.**

According to CEQA Guidelines Section 15204 (b), in reviewing this Initial Study/Mitigated Negative Declaration, persons and public agencies should focus on the proposed finding that the Project will not have a significant effect on the environment. If persons and public agencies believe that the Project may have a significant effect, they should: (1) Identify the specific effect, (2) Explain why they believe the effect would occur, and (3) Explain why they believe the effect would be significant.

Comments are to be submitted to:

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

Continued on Next Page

3.0 Project Description/Environmental Setting

3.1 – Project Location

The Project site is located in the southwestern portion of the City of Jurupa Valley, in the County of Riverside on the southeast intersection of 68th Street and Interstate 15 (I-15) and is identified by the following Assessor Parcel Numbers: APNs:152-060-006, 152-060-007, 152-060-009, 152-020-010, and 152-070-008. The Project is mapped on the U.S. Geological Survey San Bernardino Principal Meridian 7.5-minute topographical quadrangle in Section 00, Range 6 West, Township 2 South. (See Figure 3.1- *Vicinity Location Map,* Figure 3.2-1 *Site Plan Lot 1*, Figure 3.2-2 *Road Access Lot 1,* and Figure 3.3- *Open Space Lot 2*).

3.2 -Project Description

The Project proposes a General Plan Amendment (GPA), Open Space-Recreation (OS-R) to Commercial Retail (CR), and a Change of Zone (CZ) from Watercourse Watershed and Conservation Areas (W-1) to General Commercial (C-1/C-P) for the northwest portion of the site approximately 14.27-acres, a Tentative Parcel Map (TPM), Conditional Use Permit (CUP) for mini-warehouse, and a Site Development Permit are also required.

The proposed project includes a 136,035 square-foot self-storage facility (Mini-Warehouse) with a 670 square-foot office space, and 77 recreational vehicle parking (Trailer & Boat Storage). The proposed access point for this development will primarily be a private road that stretches approximately 2,000 feet from 68th street to the proposed self-storage facility.

General Plan Amendment (GPA) No. 21001

The Project site is currently designated as Open Space-Recreation(OS-R) and is proposing a GPA to the north - northwestern portion of APN 152-060-007 and the northwestern portion of APN 152-060-006 to Commercial Retail (CR). The GPA impacts approximately 14.27-acres of the approximately 86.77-acre site.

Change of Zone (CZ) No. 21001

The Project site is currently zoned Watercourse Watershed and Conservation Areas (W-1). The Project proposes a change of zone (CZ) on the north -northwester portion of APN 152-060-007 and the northwestern portion of APN 152-060-006 to General Commercial (C-1/C-P). The CZ impacts approximately 14.27-acres of the approximately 86.77-acre site.

Site Development Permit (SDP) No. 21002

The Project requires a Site Development Permit (SDP) as it is proposing changes in zoning and new construction to establish a mini-warehouse (commonly known as self-storage) in the C-1/C-P Zone. The SDP impacts approximately 14.27-acres of the approximately 86.77-acre site and includes APNs 152-060-007, 152-060-009, 152-020-010, and the northwest portion of 152-060-006. APN 152-070-008 is located south and outside of the SDP area.

Conditional Use Permit (CUP) No. 21001

The Project requires a Conditional Use Permit (CUP) to establish a mini-warehouse (commonly referred to as a self-storage facility) within the C-1/C-P zone.

Tentative Parcel Map (TPM) No. 39001

The Project is proposing a Tentative Parcel Map (TPM) to create two lots from five (5) parcels totally approximately 86.77-acres. Lot 1 includes APNs 152-060-007, 152-060-009, 152-020-010, and the northwest portion of 152-060-006 and is approximately 14.27-acres. Lot 1 will be developed with the proposed Project. Lot 2 includes the majority of APN 152-060-006 except for the northwest portion which will be part of Lot 1 and APN 152-070-008 and is approximately 72.5 acres. Lot 2 would be designated as preserved open space and managed by a conservation agency in perpetuity.

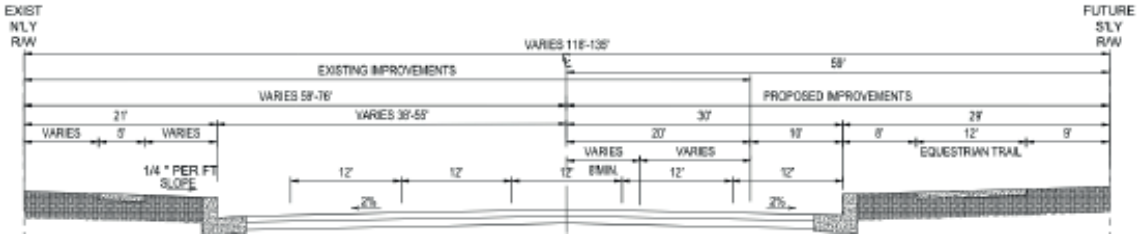
3.3-Proposed Improvements

Street Improvements and Access

68th Street

Access to the Project will be from 68th Street which is classified as a Major Highway to the Project driveway which is currently an unimproved frontage roadway adjacent to the Interstate 15 (I-15) right-of-way. 68th Street shall be improved to provide 59-ft half-width right-of-way along the Project frontage, provide a 30-ft paved section, and 29-ft parkway as shown in Figure 3.3-1. Improvements include, but are not limited to, sidewalk, repaving, restriping, driveway approach, parkway culvert, and streetlights. No additional action is required.

Figure 3.3-1 Street Section Diagram for 68th Street



Water and Sewer Improvements

Water Service

The Jurupa Community Services District (JCSD) will provide water service from one of two locations. The first location is an existing 18-inch diameter waterline in 68th Street west of Pats Ranch Road. Approximately, 400 linear feet of offsite water line will need to be constructed for this connection. The second location is an existing 8-inch diameter waterline at the intersection of Cove Way and Tributary Way. Approximately, 300 linear feet of offsite water line will need to be constructed for this connection.

Fire Water Storage Tank & Fire Pump

The Riverside County Fire Department (RCFD) requires the construction of an on-site water storage tank and fire pump if a secondary water supply connection from the Riverbend community is unobtainable.

Sewer Service

The Jurupa Community Services District (JCSD) will provide sewer service from one of two locations. The first location is an existing 16-inch diameter sewer line by the proposed Project's access road approximately, 800 feet north. The second location is an existing 12-inch diameter sewer line at the intersection of Cove Way and Tributary Way. Approximately, 300 linear feet of offsite water line will need to be constructed for this connection. The proposed Project will also require the construction of lift station on-site to accommodate the flow from the site to the existing sewer lines.

RV Dump Station

The Project will include a dump station for use by owners of RVs being stored on-site. The pump station will be connected to the on-site sewer line and ultimately to the JCSD sewer line.

Storm Drainage Improvements

The Project's drainage plan includes a series curbs and gutters along the parking lot and access road areas which will be diverted to a detention basin located under the parking area. All retained water will be pumped offsite at 85% of the existing site condition at 1.912 cubic feet per second (cfs.)

3.4- Construction and Operational Characteristics

Construction

Construction of the Project is expected to take approximately 6 months.[1] The natural topography of the Project site gently slopes from the northeast to southwest. Estimated earthwork consists of over excavation and recompaction to provide an acceptable building area. Heavy equipment used for grading is estimated to require 1 excavator, 1 grader, 1 rubber tired dozer, and 3 tractors/loaders/backhoes. Heavy equipment used for building construction is estimated to require 1 crane, 3 forklifts, 3 tractors/loaders/backhoes, 1 generator set, and 1 welder.

During all phases of construction, all construction equipment and materials storage would occur within the Project site. No off-site staging area for trucks or equipment would be required during construction activities. To avoid or minimize temporary construction-related traffic impacts throughout site preparation and construction activities, the Project Applicant would be required to prepare and implement a City-approved construction traffic management plan.

[1] Air Quality Assessment, CalEEMod Datasheets Construction Detail. Appendix A.

Operations

Typical operations include vehicle trips from customers, employees, service, and delivery vehicles, and the operation of lawnmowers, leaf blowers, and maintenance equipment associated with similar storage facility uses.

Figure 3.1 Vicinity Location Map

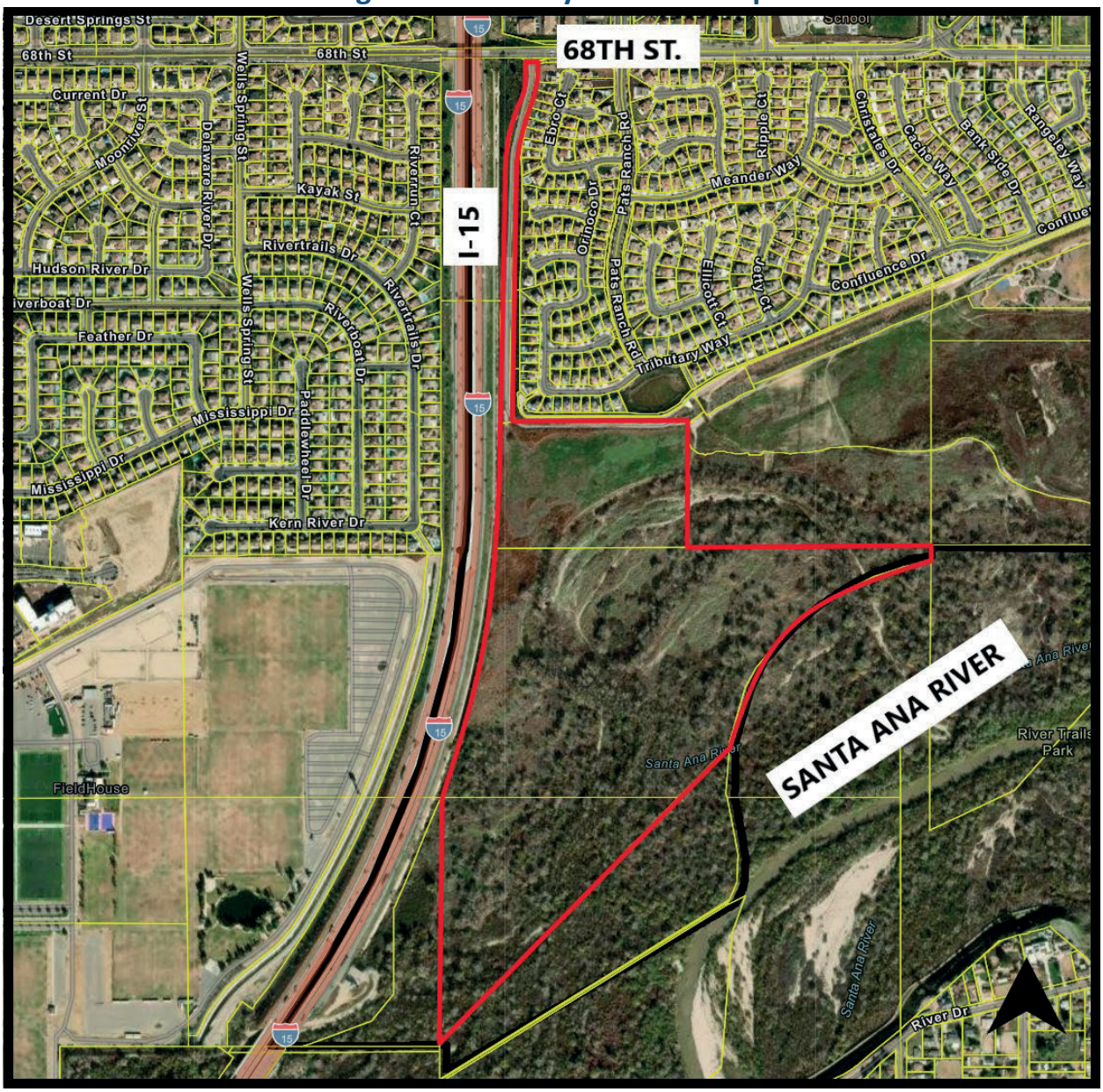


Figure 3.2-1 – Site Plan Lot 1

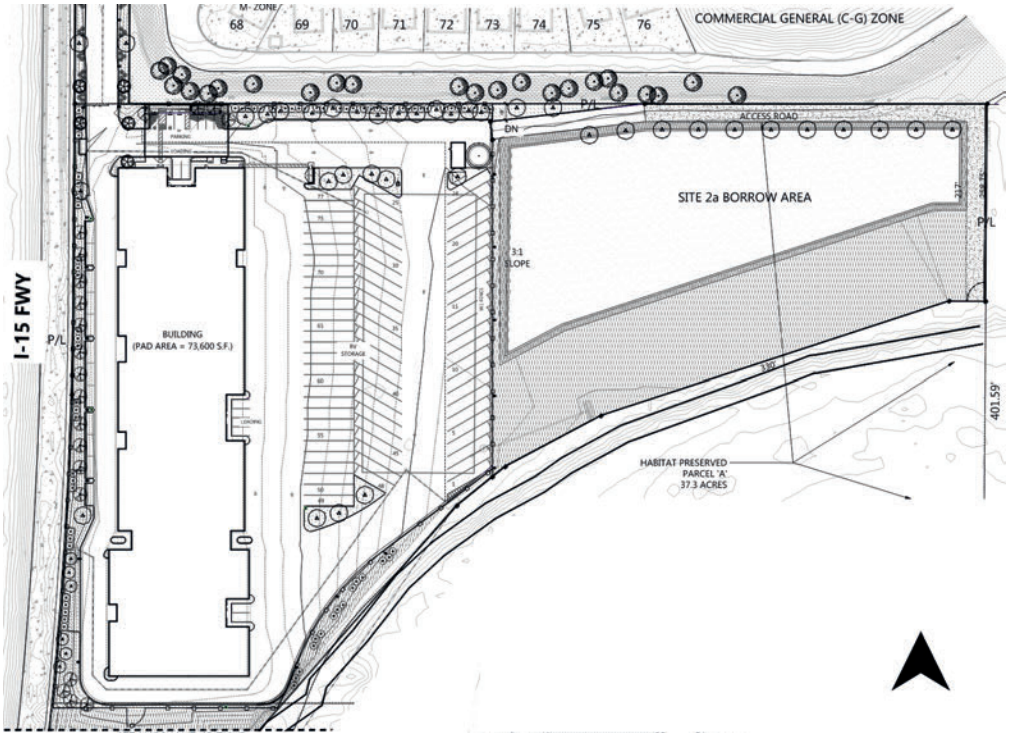


Figure 3.2-2 – Road Access Lot 1

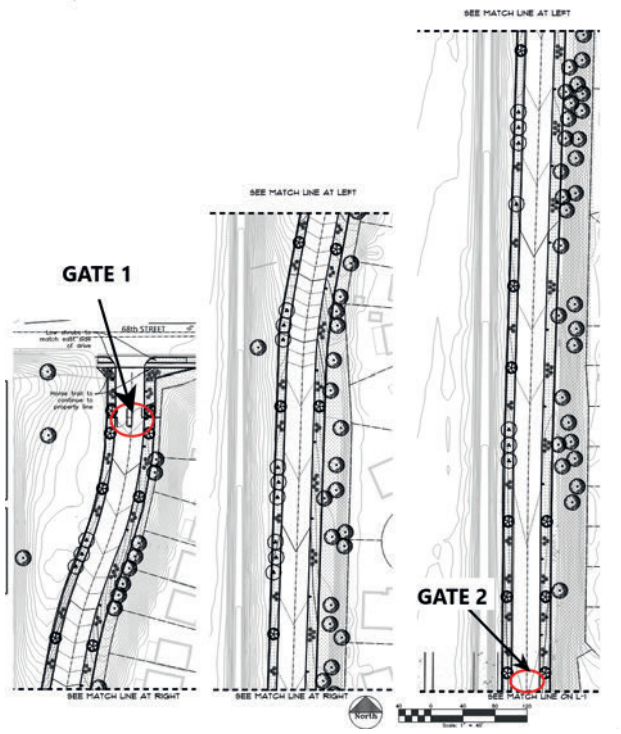
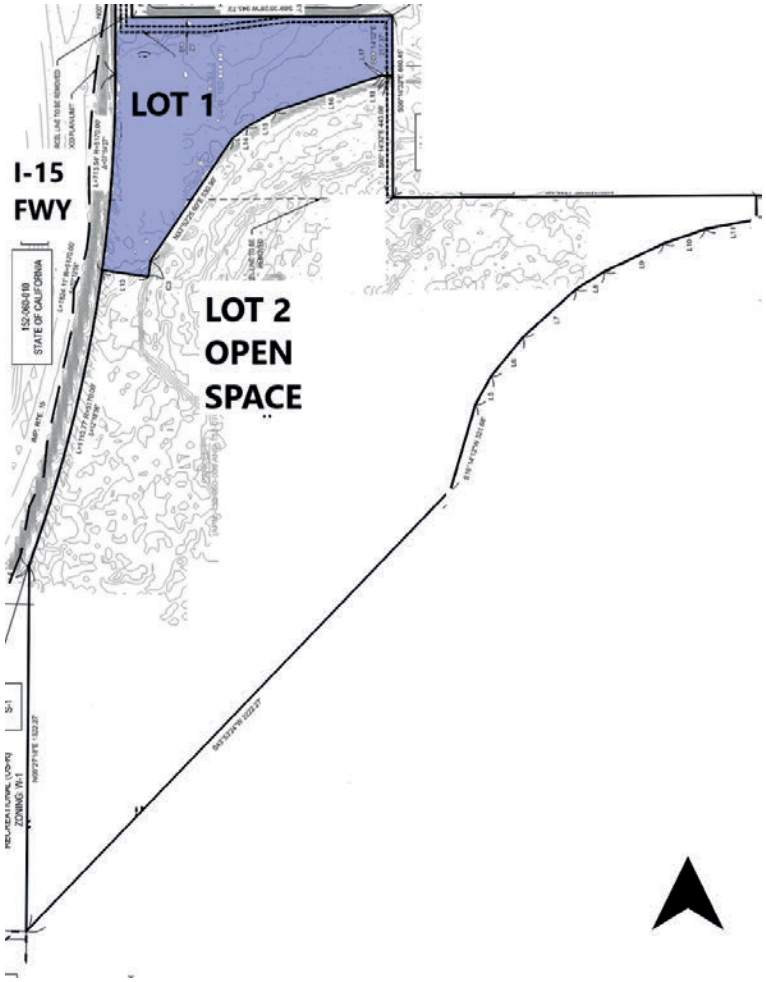


Figure 3.3- Open Space Lot 2



3.5-Environmental Setting

CEQA Guidelines section 15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "…the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced…" (CEQA Guidelines §15125[a]). Because a Notice of Preparation was not required, the environmental setting for the Project is December 29, 2020, which is the date that the Project's environmental analysis commenced.

The Project site consists of vacant land with no improvements, located east of Interstate 15 (I-15), south of 68th Street, and north of the Santa Ana River.

Project site elevation ranges from approximately 588 feet to 640 feet above mean sea level (MSL) sloping from the northwestern portion of the site to the south-southeast. The site below the 607-foot elevation is in the 100-year floodplain. The site is subject to regular disturbances due

to weed abatement and offroad use. The site's vegetation communities present include unvegetated disturbed land, disturbed land with non-native vegetation, and small areas of mulefat scrub and riparian woodland. The areas of mulefat scrub and riparian woodland occur along the southern edge of the Project site and will be avoided by the Project.[2]

Onsite and adjacent land uses, General Plan land use designations, and zoning classifications are shown in Table 3.1.

Table 3.1: Land Uses, General Plan Land Use Designations, and Zoning Classifications

Location	Current Land Use	General Plan Land Use Designation	Zoning	Proposed Land Use & Zoning
Site	Vacant land	OS-R (Open Space, Recreation) MDR (Medium Density Residential)	W-1 (Watercourse, Watershed, and Conservation Areas) R-4 (Planned Residential)	GP Land Use to Commercial Retail (CR) and Zoning to General Commercial (C-1/C-P) for the north - northwestern portion of APN 152-060-007 and the northwestern portion of APN 152-060-006.
North	Single-Family Residential Development	MDR (Medium Density Residential)	R-4 (Planned Residential)	N/A
South	Santa Ana River / City of Riverside	N/A	N/A	
East	Vacant Land	OS-CH (Open Space, Conservation Habitat) OS-W (Open Space, Water)	W-1 (Watercourse, Watershed, and Conservation Areas)	
West	Interstate 15 (I-15) / City of Eastvale	N/A	N/A	

Source: Field inspection, City of Jurupa Valley-General Plan Land Use Map August 2020, Google Earth Pro.

Continued on Next Page

[2] General Biological Assessment (Appendix B).

4.0 Environmental Analysis

The Project is evaluated based on its potential effect on twenty-one (21) environmental topics. Each of the above environmental topics are analyzed by responding to a series of questions pertaining to the impact of the Project on the particular topic. Based on the results of the Impact Analysis, the effects of the Project are then placed in one of the following four categories, which are each followed by a summary to substantiate the factual reasons why the impact was placed in a certain category.

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

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

- **Plans, Policies, Programs (PPP)** – These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduce environmental impacts. If applicable, they will be identified in the Analysis section for each topic.
- **Mitigation Measures (MM)** – These measures include requirements that are imposed where the impact analysis determines that implementation of the proposed Project would result in significant impacts. Mitigation measures are proposed to reduce impacts to less than significant levels in accordance with the requirements of CEQA.

If applicable to the analysis for a certain environmental topic, Plans, Policies, or Programs (PPP) were assumed and accounted for in the assessment of impacts for each issue area. Mitigation Measures were formulated only for those issue areas where the results of the impact analysis identified significant impacts. Both types of measures described above will be required to be implemented as part of the Project if so, indicated in the analysis.

4.1 Aesthetics

Threshold 4.1 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Have a substantial adverse effect on a scenic vista?			✓	

Significance Threshold: *If the Project is located adjacent to a scenic corridor as identified by General Plan Figure 4-23, would the project substantially block views of a scenic vista that is visible from public places (e.g. parks, plazas, the grounds of civic buildings, streets and roads, and publicly accessible open space)?*

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

Impact Analysis

Plans, Policies, and Programs

PPP 4.1.1 As required by Municipal Code Section 9.115.040 (3), no building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 9.240.370. In no event, however, shall a building or structure exceed seventy-five (75) feet in height, unless a variance is approved pursuant to Section 9.240.270.

PPP 4.1-2 Municipal Code Section 9.240.470. – Mini-warehouses, Development Standards establish requirements for but not limited to setbacks, walls, surface coverings, roofing, lighting, gates, landscaping, caretaker's residence, prohibited materials, and prohibited facilities.

PPP 4.1-3 As required by Jurupa Valley Municipal Code section 7.50.010, all utilities serving and within the Project site shall be placed underground unless exempted by this section.

The City's General Plan defines scenic vistas as "points or corridors that are accessible to the public and that provide a view of scenic areas and/or landscapes." Specifically, the City identifies publicly accessible vantage points of the Santa Ana River, Jurupa Mountains, and the Pedley Hills as scenic vistas[3].

The Project site according to the General Plan Figure 4-23 *Jurupa Valley scenic corridors and roadways* is not located adjacent a scenic corridor.

From the Project site, the Santa Ana River is located approximately 0.25 miles south, the Jurupa Mountains are located approximately 4.25 miles north and obscured by the Pedley Hills which are located approximately 1.5 miles northeast.

[3] General Plan pps. 1-17 to 1-19.

The Project site provides limited views of the Jurupa Mountains and Pedley Hills in the distant horizon. **PPP 4.1-1, 4.1-2, and 4.1-3,** above will limit building height and provide building setbacks between structures that would serve to limit blocking the existing views. Views of the Santa Ana River are not available because of intervening development, and topography.

Based on the preceding analysis, public views of a scenic vista would not be significantly or permanently blocked with implementation of the Project.

Threshold 4.1 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓

Screening Criteria: *If the project is not located adjacent to a roadway identified in General Plan Figure 4-23, it may be presumed to have no impact absent substantial evidence to the contrary.*

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

Impact Analysis

The Project site according to the General Plan Figure 4-23 *Jurupa Valley scenic corridors and roadways* is not located adjacent a scenic corridor.

According to the California Department of Transportation, the Project site is not located along a State scenic highway[4]. Additionally, no trees, rock outcroppings, historic buildings or other kinds of scenic resources of significant value are located on the Project site. As such, there is no impact. In addition, according to the General Plan, the Project site is not located within or adjacent to a scenic corridor or roadway[5].

[4]California Department of Transportation, State Scenic Highway Program, https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways, accessed October, 2022.
[5]City of Jurupa Valley, *General Plan Conservation and Open Space Element*, *Figure 4-23: Jurupa Valley scenic corridors and roadways*

Threshold 4.1 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
If located in an Urbanized Area, conflict with applicable zoning and other regulations governing scenic quality?			✓	

Significance Threshold: *As determined by the Planning Department, is the project consistent with General Plan Policy LUE 11 – Project Design and any applicable zoning or Municipal Code requirements related to scenic quality?*

Impact Analysis

According to Census 2010, the Project site is in the Riverside-San Bernardino, CA Urbanized Area[6]. As such, the Project is subject to the City's applicable regulations governing scenic quality.

Plans, Policies, and Programs

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

PPP 4.1-1, PPP 4.1-2, and PPP 4.1-3 shall apply.

The Planning Department has reviewed the *Project Site and Development Plans* submitted by the Applicant and determined that all applicable design and development standards have been met.

With implementation of **PPP 4.1-1** and **4.1-2,** the Project would not conflict with applicable zoning and other regulations governing scenic quality.

[6] United States Census Bureau, 2010 Census Urban Area Reference Maps, https://www.census.gov/geographies/reference-maps/2010/geo/2010-census-urban-areas.html, accessed October, 2022.

Threshold 4.1 (d). Would the project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			☒	

Significance Threshold: *Is the project consistent with General Plan Policies COS 10.1 and 10.4, which requires outdoor lighting to be shielded and prohibits outdoor lighting that:*

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

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

PPP 4.1-4 All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106 or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.

Outdoor Lighting and Glare

The Project would increase the amount of light in the area above what is being generated by the vacant site by directly adding new sources of illumination including security and decorative lighting for the proposed structures. The Project site is located adjacent to MSHCP Conservation Areas and therefore **Mitigation Measure** (**MM) BIO-6 Nighttime Lighting** is required to reduce the impacts of excessive lighting on the conservation and riparian habitats.

MM-BIO-6 Nighttime Lighting: Prior to issuance of any building permits Project plans shall demonstrate that all night lighting will be directed away from the onsite and offsite riparian/riverine resources and adjacent MSHCP Conservation Areas to protect species from direct nighttime lighting. If nighttime lighting is required, shielding will be incorporated in the design to ensure ambient nighttime lighting does not exceed that of pre-project conditions as a result of light spill from the project site. The RV Self-Storage Facility will be responsible for

maintaining the lighting in perpetuity, and any lighting issues will be addressed within 30 days of receiving input from the RCA.

With implementation of **PPP 4.1-4 and MM-BIO-6**, impacts relating to light and glare are less than significant.

Building Material Glare

The primary exterior of the future structures will be typical of small warehouse/storage facilities and consist of non-reflective materials including stucco finishes, painted smooth CMU, coated metal siding, and coated metal roofing materials. Therefore, potential glare from the proposed Project is considered to be less than significant.

4.2 Agriculture Resources

Note: *Because there are no forestry resources located in the City of Jurupa, the topic of Forestry Resources is not addressed.*

Threshold 4.2 (a) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓

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

Significance Threshold: *Convert land identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on General Plan Figure 4.13, Farmland in Jurupa Valley to non-agricultural use?*

Impact Analysis

The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the State Department of Conservation, California Important Farmland Finder mapping. In addition, no properties abutting the Project site are classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

According to the General Plan Figure 4.13 *State Farmland Designations in Jurupa Valley* the Project site is located in an area designated as X: Other Lands.

The City of Jurupa Valley's General Plan considers agricultural land to be an appropriate use of land until such time as a property owner considers farming to be no longer economically viable

which is why the General Plan designates agricultural land for eventual suburban and urban uses. Therefore, the proposed Project would not result in the conversion of any Farmland to non-agricultural use. Therefore, there are no impacts.

Threshold 4.2 (b) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓

***Screening Criteria**: If the project is not located within the A-P (Light Agriculture with Poultry); A-2 (Heavy Agriculture); or A-D (Agriculture-Dairy) zone, it may be presumed to no impact absent substantial evidence to the contrary. If the project is not under a Williamson Act contract, it may be presumed to have a less than significant impact absent substantial evidence to the contrary.*

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

Impact Analysis

Agricultural Zoning

The current zoning classification for the site is Watercourse Watershed and Conservation Areas (W-1) and designated as OS-R (Open Space-Recreation) in the General Plan Land Use Element, which is intended to provide areas that maintain and protect the communities natural open space resources. As such, the Watercourse Watershed and Conservation Areas Zone is not considered a primary agricultural zone.

The site is currently not being used for agricultural purposes. The Project is proposing a change of zone to General Commercial (C-1/C-P). The C-1/C-P Zone is not considered a primary agriculture zone. Therefore, the Project would not conflict with existing zoning for agricultural use.

Williamson Act

A Williamson Act Contract enables private landowners to voluntarily enter contracts with local governments for the purpose of establishing agricultural preserves. According to the County of Riverside, the site is not within an agricultural preserve.[7] Existing surrounding uses includes, commercial, industrial, and residential uses. Since the Project site does not have any current agricultural use and is not identified as farmland, implementation of the proposed Project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of

[7] California Department of Conservation Riverside County Important Farmland Data Availability, Important Farmland Maps Riverside West 2018, https://www.conservation.ca.gov/dlrp/fmmp/Pages/Riverside.aspx, accessed December 27, 2024.

the California Resources Agency, to non-agricultural use. The Project therefore will have no impacts on existing zoning for agricultural use, or a Williamson Act contract.

Threshold 4.2 (c) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓

***Significance Threshold**: Is the project is located on "Farmland of Local Importance" as shown on General Plan Figure 4.13, Farmland in Jurupa Valley **and** is the project is inconsistent with General Plan Policy COS 4.2 Agricultural Land Conversion which states: "Discourage the conversion of productive agricultural lands to urban uses unless the property owner can demonstrate overarching Community-wide benefits or need for conversion."?*

Impact Analysis

The Project site is located in an area largely characterized by a mix of commercial, industrial, and residential developments. There is no land being used primarily for agricultural purposes in the vicinity of the site; therefore, development of the site would not convert existing farmland to non-agricultural uses.

4.3 Air Quality

The following analysis is based in part on the *Jurupa Valley Storage Air Quality and Greenhouse Gas Impact Study*, MD Acoustics, January 10, 2024, included as Appendix A.

Background

Air Pollutants

Air Pollutants are the amounts of foreign and/or natural substances occurring in the atmosphere that may result in adverse effects to humans, animals, vegetation and/or materials. The Air Pollutants regulated by the SCAQMD are described below.[8]

Carbon Monoxide (CO). A colorless, odorless gas resulting from the incomplete combustion of hydrocarbon fuels. Over 80 percent of the CO emitted in urban areas is contributed by motor vehicles.

Nitrogen Oxide (NOx). Nitrogen dioxide (NO2) is a byproduct of fuel combustion. The principal form of nitrogen oxide produced by combustion is nitric oxide (NO), but NO reacts quickly to form NO2, creating the mixture of NO and NO2 commonly called NOx.

[8] http://www.aqmd.gov/home/air-quality

Particulate Matter (PM $_{2.5}$ and PM$_{10}$): One type of particulate matter is the soot seen in vehicle exhaust. Fine particles — less than one-tenth the diameter of a human hair — pose a serious threat to human health, as they can penetrate deep into the lungs. PM can be a primary pollutant or a secondary pollutant from hydrocarbons, nitrogen oxides, and sulfur dioxides. Diesel exhaust is a major contributor to PM pollution.

Sulfur Dioxide (SO_2). A strong smelling, colorless gas that is formed by the combustion of fossil fuels. Power plants, which may use coal or oil high in sulfur content, can be major sources of SO_2.

Ozone: Ozone is formed when several gaseous pollutants react in the presence of sunlight. Most of these gases are emitted from vehicle tailpipe emissions.

Volatile Organic Compounds (VOCs): VOCs contribute to the formation of smog and/or may themselves be toxic. VOCs often have an odor and some examples include gasoline, alcohol, and the solvents used in paints.

Federal and State Air Quality Standards

Under the federal Clean Air Act, the Environmental Protection Agency (EPA) establishes health-based air quality standards for the above-described air pollutants that all states must achieve. The California Clean Air Act also establishes requirements for cities and counties to meet.

South Coast Air Quality Management District Standards

South Coast AQMD was created by the state legislature to facilitate compliance with the federal Clean Air Act and to implement the state air quality program. Toward that end, South Coast AQMD develops regulations designed to achieve these public health standards by reducing emissions from business and industry. The City of Jurupa Valley is located within the South Coast Air Basin which is under the jurisdiction of the South Coast AQMD. Table 4.3-1 describes the regional significance thresholds established by the South Coast AQMD to meet national and state air quality standards.

Table 4.3-1: South Coast Air Quality Management District Regional Significance Thresholds

Pollutant	Emissions (Construction) (pounds/day)	Emissions (Operational) (pounds/day)
NOx	100	55
VOC	75	55
PM10	150	150
PM2.5	55	55
SOx	150	150
CO	550	550

Source: South Coast Air Quality Management District CEQA Air Quality Significance Thresholds, March 2015.

Attainment Designation

An "attainment" designation for an area signifies that criteria pollutant concentrations did not exceed the established standard. In contrast to attainment, a "nonattainment" designation indicates that a criteria pollutant concentration has exceeded the established standard. Table 4.3-2 shows the attainment status of criteria pollutants in the South Coast Air Basin (SCAB).

Table 4.3-2: Attainment Status of Criteria Pollutants in the South Coast Air Basin

Criteria Pollutant	State Designation	Federal Designation
Ozone – 1-hour standard	Nonattainment	No Standard
Ozone – 8-hour standard	Nonattainment	Nonattainment
Respirable Particulate Matter (PM_{10})	Nonattainment	Attainment
Fine Particulate Matter ($PM_{2.5}$)	Nonattainment	Nonattainment
Carbon Monoxide (CO)	Attainment	Unclassified/Attainment
Nitrogen Dioxide (N0x)	Attainment	Unclassified/Attainment
Sulfur Dioxide (SO_2)	Unclassified /Attainment	Unclassified/Attainment
Lead	Attainment	Attainment

Source: California Air Resources Board, 2015.

Threshold 4.3 (a). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with or obstruct implementation of the applicable air quality plan?			✓	

Significance Threshold: *The proposed project would result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the current South Coast Air Quality Management District's Air Quality Management Plan* ***and*** *the project would significantly exceed the growth assumptions used to prepare the current South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan Air Quality Management Plan.*

Impact Analysis

The South Coast Air Quality Management District is required to produce air quality management plans directing how the South Coast Air Basin's air quality will be brought into attainment with the national and state ambient air quality standards. The most recent air quality management plan is *2022 Air Quality Management Plan*[9] and it is applicable to City of Jurupa Valley. The

[9] http://www.aqmd.gov/home/air-quality/air-quality-management-plans/air-quality-mgt-plan

purpose of the plan is to achieve and maintain both the national and state ambient air quality standards described above.

In order to determine if a project is consistent with the *2022 Air Quality Management Plan*, the South Coast Air Quality Management District has established consistency criterion which are defined in Chapter 12, Sections 12.2 and 12.3 of the South Coast Air Quality Management District's *CEQA Air Quality Handbook* and are discussed below.

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

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards and National Ambient Air Quality Standards. As evaluated under Issues 4.3.3 (b) below, the Project would not exceed regional or localized significance thresholds for any criteria pollutant during construction or during long-term operation. Accordingly, the Project is determined to be consistent with the first criterion.

Consistency Criterion No. 2: *The proposed project will not exceed the assumptions in the 2022 Air Quality Management Plan.*

Consistency with 2022 Air Quality Management Plan (AQMP)

The 2022 AQMP adopted by SCAQMD in December 2022. The 2022 AQMP builds upon measures already in place from previous AQMPs and includes a variety of additional proposed strategies such as regulation, accelerated deployment of available cleaner technologies (e.g., zero emission technologies, when cost-effective and feasible, and low NOx technologies in other applications), best management practices, co-benefits from existing programs (e.g., climate and energy efficiency), incentives, and other CAA measures to achieve the 2015 8-hour ozone standard, which is the most stringent standard to date.

The SCAG region is diverse and large, and the types and classifications of land use used by one jurisdiction often differ from those used by another. The result is that there are many different land use types and classifications that SCAG must organize for its own analysis.

Given the number of square miles the SCAG region encompasses, SCAG developed a simplified series of Land Development Categories (LDCs) to represent the dominant themes taken from the region's many General Plans. This was developed in order to facilitate regional modeling of land use information from nearly 200 distinct jurisdictions. The LDCs employed in the RTP/SCS are not intended to represent detailed land use policies, but are used to describe the general conditions likely to occur within a specific area if recently emerging trends, such as transit-oriented development, were to continue in concert with the implementation of the 2016 RTP/SCS.

SCAG then classified the Place Types into three LDCs. The agency used these categories to describe the general conditions that exist and/or are likely to exist within a specific area. They reflect the varied conditions of buildings and roadways, transportation options, and the mix of housing and employment throughout the region. The three LDCs that SCAG used are:

1. Urban: These areas are often found within and directly adjacent to moderate and high-density urban centers. Nearly all urban growth in these areas would be considered infill or redevelopment. The majority of housing is multifamily and attached single-family (townhome), which tend to consume less water and energy than the larger types found in greater proportion in less urban locations. These areas are supported by high levels of regional and local transit service. They have well-connected street networks, and the mix and intensity of uses result in a highly walkable environment. These areas offer enhanced access and connectivity for people who choose not to drive or do not have access to a vehicle.

2. Compact: These areas are less dense than those in the Urban LDC, but they are highly walkable with a rich mix of retail, commercial, residential and civic uses. These areas are most likely to occur as new growth on the urban edge, or as large-scale redevelopment. They have a rich mix of housing, from multifamily and attached single-family (townhome) to small- and medium lot single-family homes. These areas are well served by regional and local transit service, but they may not benefit from as much service as urban growth areas and are less likely to occur around major multimodal hubs. Streets in these areas are well connected and walkable, and destinations such as schools, shopping and entertainment areas can typically be reached by walking, biking, taking transit, or with a short auto trip.

3. Standard: These areas comprise the majority of separate-use, auto-oriented developments that have characterized the American suburban landscape for decades. Densities in these areas tend to be lower than those in the Compact LDC, and they are generally not highly mixed. Medium- and larger-lot single-family homes comprise the majority of this development form. Standard areas are not typically well served by regional transit service, and most trips are made by automobile.

According to Exhibit 29, *Forecasted Regional Development Types by Land Development Categories (2012)-Western Riverside County*, the City of Jurupa Valley is classified as being within the Standard LDC.[10]

The general plan amendment and zone change does not result in the site being considered as being in the Urban or Compact LDC for purposes of growth projections used for modeling air quality emission assumptions in the 2016 AQMP. As such, the Project is consistent with the growth projections in City of Jurupa Valley General Plan and is considered to be consistent with the 2022 AQMP.

Buildout of the Project is consistent with the Standard LDC and would not be greater than assumed by SCAG's regional forecast projections and also the AQMP growth projections. In order to exceed the growth assumptions, the Project would have to increase the intensity of development to the degree it would result in the entire city to be reclassified to the Urban or Compact LDC. As detailed in Section 5.13, *Population and Housing*, the development would not increase the City's population. As such, the General Plan Amendment and zone change does not result in the site being considered as being in the Urban or Compact LDC for purposes of growth projections used for modeling air quality emission assumptions in the 2016 AQMP. As such, the

[10] https://planning.lacity.org/odocument/2a7e374a-5c53-4db8-8ea1-a75f12a73b31/Appendix_L_SCAGs_2016-2040_RTP_SCS_Background_Documentation.pdf

Project is consistent with the growth projections in City of Jurupa Valley General Plan and is considered to be consistent with the proposed 2022 AQMP.

Threshold 4.3 (b). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			✓	

Significance Threshold: *Would the project's air emissions exceed the applicable regional significance thresholds established by the SCAQMD?*

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

Regional Air Quality Impacts

Plans, Policies, or Programs (PPP) - Construction Related Impacts

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

PPP 4.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "*Fugitive Dust*." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.

PPP 4.3-2 The Project is required to comply with the provisions of South Coast Air Quality District Rule 431.2, "*Sulphur Content and Liquid Fuels*." The purpose of this rule is to limit the sulfur content in diesel and other liquid fuels for the purpose of both reducing the formation of sulfur oxides and particles during combustion and to enable the use of add-on control devices for diesel fueled internal combustion engines.

PPP 4.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113*, "Architectural Coatings*" Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings.

PPP 4.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 *"PM10 Emissions from Paved and Unpaved Roads and Livestock Operations"* and Rule 1186.*1, "Less-Polluting Street Sweepers*."

Adherence to Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.

Impact Analysis

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

Construction activities associated with the Project will result in emissions of VOCs, NOX, SOX, CO, PM10, and PM2.5. Construction related emissions are expected from the following construction activities:

- Site Preparation
- Grading
- Building Construction
- Paving
- Architectural Coating

Construction is expected to last approximately 13 months. Table 4.3-3 summarizes the construction emissions considering the application of **PPP 4.3-1** through **4.3-4**.

Table 4.3-3: Summary of Peak Construction Emissions

	Emissions (lbs/day)					
	VOC/ROG	NOX	CO	SOx	PM10	PM2.5
Maximum Daily Emissions(1)	**68.34**	**20.89**	**31.32**	**0.04**	**2.22**	**2.16**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

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

(1) Highest value of daily emissions from Air Quality and Greenhouse Gas Impact Study Table 8 Regional Significance – Construction Emissions, used for Maximum Daily Emissions.

As shown in Table 4.3-3, emissions resulting from the Project construction will not exceed criteria pollutant thresholds established by the SCAQMD for emissions of any criteria pollutant.

Long-Term Regional Operation Related Impacts

Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions. Operational emissions will result from automobile, truck, and other vehicle sources associated with daily trips to and from the Project site. Area source emissions are the combination of many small emission sources that include use of outdoor landscape

maintenance equipment, use of consumer products such as cleaning products, and periodic repainting of the proposed commercial facility. Energy demand emissions result from use of electricity and natural gas. The results of the CalEEMod model for operation of the Project site are summarized in Table 4.3-4.

Table 4.3-4: Summary of Peak Operational Emissions

Source	Emissions (lbs/day)					
	VOC/ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Area Source	4.25	0.05	5.91	<0.01	0.01	0.01
Energy Source	0.04	0.70	0.59	<0.01	0.05	0.05
Mobile Source	1.02	5.56	11.90	0.06	3.01	0.84
Total Maximum Daily Emissions	**5.31**	**6.31**	**18.40**	**0.06**	**3.10**	**0.90**
SCAQMD Regional Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Source: Air Quality and Greenhouse Gas Impact Study,(Appendix A).

As shown in Tables 4.3-4, Project operational related air emissions do not exceed SCAQMD regional thresholds.

Threshold 4.3 (c). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Expose sensitive receptors to substantial pollutant concentrations?			✓	

Significance Threshold:

- *The project would exceed the SCAQMD Localized Significance Thresholds (LST) which were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities.*
- *The project emissions would contribute traffic volumes to an intersection in the vicinity of the project site which exceeds 100,000 vehicles per hour.*

Impact Analysis

Plans, Policies, or Programs (PPP)

The following apply to the Project and would reduce impacts related to a cumulatively considerable net increase of any criteria pollutant. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:
(Refer to **PPP 4.3.1 through PPP 4.3-4** under Issue 4.3(b) above).

Localized Air Quality Impacts

The South Coast Air Quality Management District has established Localized Significance Thresholds (LST) which are used to determine whether or not a project may generate significant

adverse localized air quality impacts for both construction and on-site operations. For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be to be a receptor such as residential, hospital, convalescent facility where it is possible that an individual could remain for 24 hours If the calculated emissions for the proposed construction or operational activities are below the LST emission thresholds then the proposed construction or operation activity is not significant for air quality. (SCAQMD) For purposes of this analysis, the nearest offsite sensitive receptors are a senior living facility located north and single-family homes on the east side of the area of the project site that will be disturbed during construction or subsequent occupation.

Table 4.3-5 identifies the maximum daily localized emissions thresholds that are applicable to the Project.

Table 4.3-5: Maximum Daily Localized Emissions Thresholds

Pollutant	Localized Thresholds (pounds per day)
NO_X	170
CO	1,007
PM_{10}	6
$PM_{2.5}$	5

Source: Localized Thresholds presented in this table are based on the SCAQMD Final Localized Significance Threshold Methodology, July 2008.

Localized Construction Emissions

Construction is expected to last approximately 13 months. Table 4.3-6 summarizes the localized construction emissions considering the application of **PPP 4.3-1 through 4.3-4.** As shown in Table 4.3-6, localized construction emissions would not exceed the applicable SCAQMD LSTs for emissions for construction activities.

Table 4.3-6: Summary of Localized Significance Construction Emissions

Grading Emissions	Emissions (lbs/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions (1)	19.53	24.22	1.12	2.11
SCAQMD Localized Threshold	**170**	**1,007**	**6**	**5**
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**

Source: Air Quality and Greenhouse Gas Impact Study, (Appendix A).

(1) Highest value of daily emissions from Air Quality and Greenhouse Gas Impact Study Table 9 Localized Significance – Construction, used for Maximum Daily Emissions.

Localized On-Site Operational Emissions

The Project involves the operation of a self-storage facility and RV Parking. According to the SCAQMD LST methodology, LSTs would apply to the operational phase of a project if the project includes stationary sources or attracts mobile sources that spend long periods of queuing and idling at the site (e.g. warehouse or distribution facilities). The proposed Project does not include

stationary source emissions of on-site mobile emissions from queuing and idling, therefore no long-term LST Operational analysis is required. Thus, a less than significant impact would occur for Project-related LST operational-source emissions, and no mitigation is required.

CO Hot Spot Analysis

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

Threshold 4.3 (d). Would the Project	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

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

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

***Significance Threshold:** The project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.*

Plans, Policies, or Programs (PPP) - Construction Related Impacts

The following apply to the Project and would reduce impacts related to other emissions such as odor impacts. This measure will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP 4.3-5 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

Impact Analysis

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

Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's long-term operational uses.

The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

4.4 Biological Resources

The following analysis is based in part on the following resources:

Updated General Biological Assessment and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis, Hernandez Environmental Services, September 25, 2024, included as Appendix B.

Regional Conservation Authority (RCA) Joint Project Review (JPR) Findings, Tricia Cambell, Western Riverside County Regional Conservation Authority (WRCRCA), December 19, 2024, included as Appendix C.

Threshold 4.4 (a) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish and Wildlife Service?		✓		

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.4-1 The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) as required by Municipal Code Chapter 3.80.

Existing Conditions

The topography of the Project site is relatively flat with elevations ranging from 588 feet above mean sea level (AMSL) to 640 feet AMSL. Land use in the surrounding area includes single family residential to the north and Interstate 15 (I-15) to the west, and riparian habitat connecting to the Santa Ana Rivers to the south and east. The site contains five habitat types including disturbed, disturbed non-native vegetation, mulefat scrub, and riparian woodland.

The Project Site is located within the Multiple Species Habitat Conservation Plan (MSHCP) Jurupa Area Plan and the Santa Ana River Habitat Management Unit. The site has approximately 12.5 acres located within a MSHCP Criteria Cell Number 698 with the remaining approximately 1.77 acres outside of a Criteria Cell.

Sensitive Plant Communities/Species

The Project Site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), with a portion of the Project occurring within Cell Group, 698, and located in the Burrowing Owl Survey Area, Narrow Endemic Plant Species Survey Area (NEPSSA)Survey areas. The Project site is not located within Criteria Area Plant Species Survey Area (CAPSSA), Mammal Survey Area, Invertebrate/Delhi Sands Flower-Loving Fly Survey Area, or Amphibian Survey Area.

Narrow Endemic Plants

The Project site is located in the MSHCP designated Narrow Endemic Plant Species Survey Area (NEPSSA) for San Diego Amborsia (*Amborsia pumila*), San Miguel Savory, and Brand's Phacelia (*Phacelia stellaris*). None of the species were found during on-stie surveys and the General Biological Assessment concluded that no further surveys were required.

Sensitive Wildlife Species

The Project site occurs within the MSHCP Burrowing Owl (*Athene cunicularia*) Survey Area, which is classified as a Species of Special Concern by the California Department of Fish and Wildlife (CDFW). Burrowing Owl (BUOW) was confirmed absent from the Project site during focused survey conducted as part of the GBA. The Step I and II surveys for BUOW were conducted per the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area and no BUOW were observed within the Project site, and no Burrowing Owl sign was detected in association with burrows. No other habitat supporting species that are classified as candidate, sensitive, or special status species was present on the Project site.

However, the Project site contains suitable habitat for burrowing owls, and as such a pre-construction Burrowing Owl Survey will be required as indicated in **Mitigation Measure (MM) BIO-1 Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection**.

Additionally, the Project site contains vegetation with the potential to support native nesting birds. As discussed above, the California Fish and Game Code prohibits mortality of native birds, including eggs. The following measure is recommended to avoid take of nesting birds. Potential impacts to native birds were not considered a biologically significant impact under CEQA; however, to comply with state law, **Mitigation Measure (MM) BIO-2 Nesting Bird Protection** is required.

Mitigation Measures

The following measures are required to be performed prior to clearing and grubbing within the Project site (Impact Site) to avoid impacts to nesting birds and burrowing owls.

MM-BIO-1: Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection. A 30-day pre-construction survey for burrowing owls is required prior to future ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities, the Project proponent will immediately inform the Western Riverside County Regional Conservation Authority (RCA) and the Wildlife Agencies and will need to coordinate in the future with the RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure that burrowing owls have not colonized the site since it was last disturbed. If burrowing owls are found, the same coordination described above will be necessary.

MM-BIO-2: Nesting Bird Protection. As feasible, vegetation clearing should be conducted outside of the nesting season, which is generally identified as February 1 through September 30. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including disking, vegetation grubbing, and grading. If active nests are identified, the biologist shall establish suitable buffers around the nests, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. The biological monitor shall visit the site at a minimum of once per week during the ground disturbing activities to ensure all fencing is in place and no nesting birds are being impacted.

Threshold 4.4 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?		✓		

Significance Threshold: *The project results in a direct or an indirect physical change to riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.*

Impact Analysis

The JPR findings determined that according to the GBA, the Project site contains approximately 0.2 acre of riparian/riverine resources within the southern portion of the site. This riparian/riverine resource includes mulefat scrub and riparian woodland that is associated with the Santa Ana River. The project will fully avoid the 0.2-acre riparian/riverine resources and will place a deed restriction over this resource. The total avoidance area of the project measures 0.3 acre, as it includes 0.2 acre of riparian/riverine habitat and 0.1 acre of disturbed, non-native vegetation. The required deed restriction is included as **MM BIO-3 Riparian/Riverine Resources Avoidance Area (DEED RESTRICTION) Protective Measure and MM-BIO-4 riparian Bird Avoidance Measure** are required.

MM BIO-3: Riparian/Riverine Resources Avoidance Area (DEED RESTRICTION) Protective Measure. Prior the issuance a grading permit avoidance of MSHCP riparian/riverine resources, referred to as "Riparian/Riverine Avoidance Area on Exhibit E of the JPR Findings document dated December 19, 2024, will be placed under a deed restriction.

MM BIO-4: Riparian Bird Avoidance Measure. To avoid indirect impacts, project construction and site preparation activities including but not limited to vegetation clearing and grubbing within 300 feet of Section 6.1.2 riparian/riverine bird (specifically least 1 vireo [LBV], southwestern willow flycatcher [SWFL], and yellow-billed cuckoo [YBCU]) habitat will be conducted outside of the LBV/SWFL/YBCU breeding season (March 15 to September 30).

If construction activities must occur during the LBV/SWFL/YBCU breeding season, preconstruction surveys to determine if each of the species occurs within 300 feet of project construction, will occur once a week for three consecutive weeks within the breeding season, with the last visit no more than 3 days prior to commencement of construction activities. The preconstruction survey visits for LBV/SWFL/YBCU will be conducted by a qualified biologist familiar with each of the species' vocalizations characteristic of adults and juveniles. Surveys will be conducted between dawn and 11AM. Surveys will not be conducted during periods of excessive or abnormal cold, heat, wind, rain, or other inclement weather that individually or collectively may reduce the likelihood of detection. Surveys will not cover more than 3 linear kilometers (2 miles) or more than 50 hectares (123 acres) of habitat on any given day. Prior to

performing the preconstruction surveys, a map will be created illustrating the LBV/SWFL/YBCU habitat and all detections of LBV/SWFL/YBCU will be mapped.

Directly following the preconstruction surveys, weekly clearance surveys will be performed following the same methodology stated above for the preconstruction surveys. All detections of LBV/SWFL/YBCU are to be mapped with behavior tracked across detections/sightings. The qualified biologist must have experience with nesting ecology and behavior of each of the Section 6.1.2 riparian/riverine bird species to determine pre-nesting/nesting behavior. The MSHCP does not provide "take" of LBV/SWFL/YBCU which includes negatively modifying foraging and nesting behavior. If at any time it is determined by the qualified biologist that construction activities are negatively affecting LBV/SWFL/YBCU, including modification of behavior, work will be halted and CDFW and USFWS will be contacted on next steps.

Daily noise monitoring will be required during the breeding season. A qualified biological monitor must be present to measure noise levels at the edge of all suitable habitat and work shall cease if, at any time, noise levels exceed the existing noise levels of 63.5 dBA. Noise monitoring will continue throughout the breeding season or until construction activities have halted within 300 feet of LBV/SWFL/YBCU habitat. CDFW and USFWS shall be contacted on next steps if the project not able to reduce the noise. Construction activities during the breeding season will be limited to the hours of 8AM to 7PM.

Threshold 4.4 (c) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		✓		

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

Impact Analysis

The *Updated General Biological Assessment and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis* (GBA) (Appendix B) determined that the Project site contains approximately 0.06 acre of mulefat scrub and 0.16 acre of riparian woodland that would be considered jurisdictional features and associated riparian habitat. These areas would fall under the jurisdiction of state and federal agencies such as the California Department of Fish and Wildlife (CDFW), the Regional Water Quality Control Board (RWQCB), and the US Army Corps of Engineers (USACE). The proposed project was designed to avoid impacts to all onsite jurisdictional features and riparian habitats; therefore, no impacts to jurisdictional drainages or associated riparian vegetation will result from project implementation.

MM BIO-3 Riparian/Riverine Resources Avoidance Area (DEED RESTRICTION) Protective Measure and MM-BIO-4 riparian Bird Avoidance Measure are required.

Threshold 4.4 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓		

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

Impact Analysis

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. Corridors effectively act as links between different populations of a species. The GBA found that the Project Site proposed for development does is not located within a designated wildlife corridor or linkage. The Project Site is located north of the Santa Ana River, which is a designated wildlife corridor and linkage, however the site is relatively flat and consists of primarily of disturbed non-vegetated areas and disturbed non-native vegetation and no wildlife movement corridors were found to be present on the site. As such, the Project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident wildlife corridors.

The site supports nesting opportunities for common migratory bird species. All migratory bird species, whether listed or not, also receive protection under the Migratory Bird Treaty Act (MBTA) of 1918[11]. The MBTA prohibits individuals to kill, take, possess, or sell any migratory bird, bird parts (including nests and eggs) except per regulations prescribed by the Secretary of the Department (16 U. S. Code 7034).

Therefore, if vegetation is to be removed during the nesting season, a pre-construction nesting bird survey shall be conducted, and avoidance measures taken to ensure that no take of birds or their nests will occur per **MM-BIO-2 Nesting Bird Protection.**

[11] United States Fish and Wildlife Service, Migratory Bird Treaty Act, August 8, 2017, Available at: https://www.fws.gov/birds/policies-and-regulations/laws-legislations/migratory-bird-treaty-act.php

Threshold 4.4 (e) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓

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

- *COS 1.2 -Protection of Significant Trees.*
- *COS 1.3 - Other Significant Vegetation.*

Impact Analysis

According to the General Plan, significant trees are those trees that make substantial contributions to the natural habitat or to the urban landscape due to their species, size, or rarity. In particular, California native trees should be protected.[12] According to the General Plan, other significant vegetation includes agricultural wind screen plantings, street trees, stands of mature native and non-native trees, and other features of ecological, aesthetic, and conservation value[13].

The proposed Project Site has for years been disturbed and routinely disced or mowed and therefore there is no impact.

Threshold 4.4 (f) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		✓		

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

Plans, Policies, or Programs (PPP)

The following apply to the Project and would reduce impacts relating to water quality and waste discharge requirements per the MSHCP Best Management Practices (BMPs). These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP 4.9-1 As required by Health and Safety Code Section 25507, a business shall establish and implement a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Section 25503 if the business handles a hazardous material or a mixture containing a hazardous material that has a

[12] City of Jurupa Valley, *General Plan Conservation and Open Space Element*, Policy COS-1.2.
[13]City of Jurupa Valley, *General Plan Conservation and Open Space Element*, Policy COS-1.3.

quantity at any one time above the thresholds described in Section 25507(a) (1) through (6).

PPP 4.10-1 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section B (1),* any person performing construction work in the city shall comply with the provisions of this chapter and shall control storm water runoff so as to prevent any likelihood of adversely affecting human health or the environment. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer.

PPP 4.10-2 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section B (2),* any person performing construction work in the city shall be regulated by the State Water Resources Control Board in a manner pursuant to and consistent with applicable requirements contained in the General Permit No. CAS000002, State Water Resources Control Board Order Number 2009-0009-DWQ. The city may notify the State Board of any person performing construction work that has a non-compliant construction site per the General Permit.

PPP 4.10-3 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section C*, new development, or redevelopment projects shall control storm water runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water.

Impact Analysis

The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan.[14] The plan provides coverage (including authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to sensitive species.

Joint Project Review (JPR) Process

As the Project is located in a Criteria Cell a review of the Project by the Regional Conservation Agency (RCA) through the Joint Project Review (JPR) Process was required. Of the approximately 14.3-acre Project Site that will be developed that includes APNs 152-060-006, 152-060-007, 152-060-009, and 152-020-010 only 12.4 acres are located within MSHCP Criteria Area 698 (Cell 698). As such, only these 12.4 acres are the subject of these JPR Findings. According to the GBA and Supporting Focused Surveys and documents, the project site encompasses vacant land that is regularly disturbed by weed abatement activities and off-road vehicle use. The site is relatively flat with onsite elevations ranging from 588 feet to 640 feet above mean sea level and vegetation communities present include unvegetated disturbed land, disturbed land with non-native vegetation, and small areas of mulefat scrub and riparian woodland. The mulefat scrub and

[14] Regional Conservation Authority, Western Riverside County, *Multiple Species Habitat Conservation Plan*, June 17, 2003.

riparian woodland vegetation communities are located along the southern edge of the project site and will be avoided by the project. APN 152-070-008 that is part of the Project site is located outside the development impacts and as such was not required by the RCA to be listed in the JPR findings.

The JPR findings are summarized below along with Table 4.4-1 MSHCP Consistency Analysis / JPR Findings Table 4.4-1.

Relation to Reserve Assembly

The JPR findings determined that the Project site is located within Independent Cell 698. As stated in Section 3.3.2 of the MSHCP, "Conservation within Cell will contribute to assembly of Existing Core A. Conservation within this Cell will focus on riparian scrub, woodland and forest and water habitats associated with Santa Ana River. Areas conserved within the Cell will be connected to riparian habitat proposed for conservation to the south in Cell 788 and to the east in Cell 699 of the Jurupa Area Plan. Conservation within this Cell will range from 35% to 5% of the southeastern portion of the Cell."

Cell 698 totals approximately 148.7 acres. Using the mid-range (40%) conservation goal, approximately 59.5 acres are described for conservation within this Cell. To date, 56.2 acres have been developed or are approved for development in Cell 698, which includes the 12.1-acre proposed project, as well as 9.0 acres of covered roads. There are 19.0 acres of Public-Quasi Public Lands within Cell 698 that cannot be counted towards the Additional Reserve Lands (ARL). There are 18.9 acres proposed for conservation through JPR 13-03-19-01. Therefore, with 18.9 acres proposed for conservation to date, an additional 40.6 acres of conserved lands that would contribute to Existing Core A are still needed for conservation for Cell 698 to achieve its mid-range conservation goal of 59.5 acres. There are currently 54.6 undeveloped acres available within Cell 698 that could functionally contribute to Existing Core A; therefore, Cell 698 could achieve its mid-range conservation goal. The JPR Findings concluded that development of the Project site would not impede the conservation goals for Existing Core A, nor result in issues regarding fragmentation.

Rough Step

The JPR findings determined that the Project site is within Rough Step Unit where there are only three vegetation communities that have Rough Step acreage goals: coastal sage scrub; grasslands; and riparian scrub, woodland, forest.

Baseline vegetation (1994) mapping for the area of the site located within Criteria Cell 698 consisted entirely of agricultural land, which is not tracked for this rough step. Therefore, the JPR findings concluded that no additional measures regarding Rough Step are required, and the proposed project does not conflict with Rough Step.

Riparian/Riverine

The JPR findings determined that according to the GBA, the Project site contains approximately 0.2 acre of riparian/riverine resources within the southern portion of the site. This riparian/riverine resource includes mulefat scrub and riparian woodland that is associated with the Santa Ana River. The project will fully avoid the 0.2-acre riparian/riverine resources and will

place a deed restriction over this resource. The total avoidance area of the project measures 0.3 acre, as it includes 0.2 acre of riparian/riverine habitat and 0.1 acre of disturbed, non-native vegetation. The required deed restriction is included as **MM BIO-3 Riparian/Riverine Resources Avoidance Area (DEED RESTRICTION) Protective Measure.**

Vernal Pools/Fairy Shrimp

The JPR findings determined that according to the GBA, the Project site soils on site do not allow for water pooling for any significant length of time after rain events. No vernal pools, swales, or vernal pool mimics such as ditches, road ruts, or stock ponds with indicators of pooling water were observed within the project site. Due to the lack of vernal pool and/or other habitat suitable for fairy shrimp, focused surveys for fairy shrimp are not warranted.

Riparian Birds

The JPR findings determined that according to the GBA, the Project site development footprint does not contain suitable habitat for least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and yellow-billed cuckoo (*Coccyzus americanus*). However, there is suitable habitat (i.e., mulefat scrub and riparian woodland) along the southern project boundary that would be fully avoided by the project. Focused surveys for riparian bird species were not conducted for this avoidance area; and therefore, presence of Section 6.1.2 riparian bird species was assumed. The GBA provides mitigation measures to avoid indirect impacts to riparian bird species (GBA pg. 14-15). Therefore, **MM-BIO-4 Riparian Bird Avoidance Measure** is required. Additionally, to avoid indirect impacts to riparian bird species, the project will implement **MM-BIO-5 through MM-BIO- 8 Urban/Wildlands Interface Measures** as described under the Urban/Wildlands Interface section below to ensure that post-project ambient light levels within the MSHCP Conservation Area shall not exceed that of pre-project conditions as a result of light spill from the project site.

NEPSSA Plants

The JPR findings determined that according to the GBA, the Project site is within the NEPSSA for San Diego ambrosia (Ambrosia pumila), Brand's phacelia (Phacelia stellaris), and San Miguel savory (Clinopodium chandleri); therefore, a habitat assessment was conducted for these species. According to the Analysis, the project site lacks suitable habitat for Brand's phacelia (site lacks suitable coastal dunes and coastal scrub) and San Miguel savory (site lacks the rocky, metavolcanic soils necessary for this species). The Analysis states the only potentially suitable habitat for San Diego ambrosia within the project site occurs within the mulefat habitat (i.e., floodplain terrace), which is being avoided by the project. However, according to the Analysis the remainder of the project site lacks suitable habitat for San Diego ambrosia (lack of suitable chaparral, coastal sage scrub, valley and foothill grassland, and vernal pools) and furthermore, the project site lacks known associated soils such as Garreston and Las Posas soils. Therefore, the JPR and GBA concluded that given the lack of suitable habitat within the impact footprint for the project for San Diego ambrosia, San Miguel savory, and Brand's phacelia, focused surveys were not warranted.

Burrowing Owl

The JPR findings determined that according to the GBA, the Project site is within the Burrowing Owl survey area. Surveys concluded that although there were no Burrowing Owl found on the site that suitable habitat exist and therefore **MM-BIO-1: Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection** as described in Section 4.4(a) is required.

Urban/Wildlands Interface

The JPR findings determined that according to the GBA, the Project site is adjacent to existing or proposed MSHCP Conservation Area and to preserve the integrity of these areas the guidelines contained in Section 6.1.4 of the MSHCP should be include as applicable. Therefore **PPP 4.9-1 and 4.10-1 trough 4.10-3** and **MM-BIO-5 through MM-BIO- 8 Urban/Wildlands Interface Measures** are required.

Urban/Wildlands Interface Measures.

MM-BIO-5 Invasive & Non-native Plants: Prior to issuance of any building permits, landscaping plans shall demonstrate that invasive, non-native plant species shall not be used as landscaping materials on the site. Table 6-2 of Volume 1 of the MSHCP (Plants That Should Be Avoided Adjacent to the MSHCP Conservation Area) lists the plants that shall be avoided. This measure shall be implemented to the satisfaction of the City Planning Director.

MM-BIO-6 Nighttime Lighting: Prior to issuance of any building permits Project plans shall demonstrate that all night lighting will be directed away from the onsite and offsite riparian/riverine resources and adjacent MSHCP Conservation Areas to protect species from direct nighttime lighting. If nighttime lighting is required, shielding will be incorporated in the design to ensure ambient nighttime lighting does not exceed that of pre-project conditions as a result of light spill from the project site. The RV Self-Storage Facility will be responsible for maintaining the lighting in perpetuity, and any lighting issues will be addressed within 30 days of receiving input from the RCA.

MM-BIO-7 Operational Noise Levels: Prior to issuance of any building permits, development of the Project shall demonstrate that exterior noise levels in the open space will not exceed the City's residential noise standards. The goal of this measure is to protect wildlife inhabiting and/or foraging along this reach of the Santa Ana River and adjacent MSHCP Conservation Areas to the site so they will not be subject to noise that exceeds residential noise standards.

MM-BIO- 8 MSHCP Best Management Practices (BMPs): Prior to issuance of a grading permit the developer is required to implement the following BMPs:

- A qualified biologist shall be required to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.

- Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.
- The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.
- The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.
- Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.
- Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.
- When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments offsite. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.
- Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.
- Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
- The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.
- The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.
- Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.
- To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).
- Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and

routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.

- The City shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.

Table 4.4-1: MSHCP Consistency Analysis / JPR Findings [15]

MSHCP Element/Requirements	Project Site Status	Consistency
Criteria Cell/Cell Group (Reserve Assembly Section 3.2.3)	The Project site is not located within a Cell Group. However, the Project is located within Criteria Cell 698 and as such was required to complete the Joint Project Review (JPR) process.	**Consistent** The JPR Findings state that the development of the Project would not impede the conservation goals for the Existing Core A, nor result in issues regarding fragmentation.
Area Plan Subunit	The Project site is located within a MSHCP Area Plan Subunit SU1 – Santa Ana River Central.	**Consistent** The JPR Findings state that the development of the Project would not impede the conservation goals for the Existing Core A, nor result in issues regarding fragmentation
Habitat Management Unit	The Project site is located within the River Habitat Management Unit (HMU). The Project site is located adjacent to MSHCP Conserved Lands. The Project was required to complete the Joint Project Review (JPR) process.	**Consistent** The JPR Findings state that the development of the Project would not impede the conservation goals for the Existing Core A, nor result in issues regarding fragmentation
MSHCP Conservation Areas	The Project site is not located within a MSHCP Conservation Area.	**Consistent** The JPR Findings and GBA determined that the Project site was adjacent to existing or proposed conservation areas, however, was not located within a conservation area.
Public/Quasi Public (PQP) Conservation Land	The Project site is not located within PQP Conservation Land.	**Consistent** The Project site is not located within PQP Conservation Land.
Narrow Endemic Plants (*MSHCP Section 6.1.3*)	The Project site is located within the NEPSSA for San Diego ambrosia, San Miguel savory., and Brand's phacelia.	**Consistent** The GBA and Focused NEP Survey determined that none of the

[15] General Biological Assessment, Appendix B, JPR Findings, Appendix C.

		species are present on the site.
Additional Species Surveys (including Burrowing Owl, Criteria Area Species, Amphibians, and Mammals) [*MSHCP Section 6.3.2*]	The Project site is not located within the amphibian, Burrowing Owl, Mammal, Narrow Endemic Plant (NEP), Criteria Species or the Delhi sands flower-loving fly. However, the Project site is located in the Burrowing Owl and NEP survey areas. Focused	**Consistent** Surveys were conducted as part of the GBA. NEP were determined to not be on site and although no Burrowing Owl were found to be present **MM-BIO-1** is required as there is a presence of potentially suitable habitat for Burrowing Owl.
Riparian/Riverine Resources (*MSHCP Section 6.1.2*)	Riparian/riverine resources are present within the Project Site. The GBA found that the Project site contains approximately 0.2 acre of riparian/riverine resources within the southern portion of the site.	**Consistent** The Project is avoiding 0.3 acre of area that includes the 0.2-acre riparian/riverine habitat and 0.1 acre of disturbed non-native vegetation. **MM-BIO-3** is required.
Vernal Pools (*MSHCP Section 6.1.2*)	No vernal pools, swales, or vernal pool mimics such as ditches, borrow pits, cattle troughs, or cement culverts with signs of pooling water were found on the site.	**Consistent** No vernal pools, swales, or vernal pool mimics such as ditches, borrow pits, cattle troughs, or cement culverts with signs of pooling water were found on the site, therefore no indirect impacts to vernal pools are anticipated.
Fairy Shrimp (*MSHCP Section 6.1.2*)	Three species are covered by the MSHCP including the Riverside fairy shrimp (*Streptocephalus woottoni*), Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), and vernal pool fairy shrimp (*Branchinecta lynchi*). According to the MSHCP, vernal pool fairy shrimp habitat is limited to vernal pools and alkali vernal pools, and Santa Rosa Plateau fairy shrimp are limited to vernal pools formed on basalt flows.	**Consistent** No portion of the Project site is described as having an alkali complex or basalt flows. In addition, no vernal pools are considered to be present on the Project site and therefore Santa Rosa Plateau and vernal pool fairy shrimp are not either. No potential fairy shrimp habitat was detected and due to the lack of suitable habitat on the Project site, no impacts to fairy shrimp are anticipated.
Delhi-Sands flower-loving fly	Delhi Soil Series are not mapped within the Project site and therefore the site lacks suitable Delhi-Sands flower-loving fly habitat.	**Consisten**t As the site lacks suitable habitat no impacts to Delhi-Sands flower-loving fly are anticipated.
Guidelines Pertaining to Urban/ Wildlands Interface (*MSHCP Section 6.1.4*)	The Project site is located near a Conservation Area and as such **MM-BIO-1 through MM-BIO-8** are required to	**Consistent** The Project site is located adjacent to existing or proposed Conservation Areas and as such **MM-BIO-1**

	preserve the integrity of the areas adjacent to the Project Site.	**through MM-BIO-8** are required to preserve the integrity of the areas adjacent to the Project Site.

4.5 Cultural Resources

The analysis in this section is based in part on a technical report titled: *Phase 1 Cultural Resources Assessment*, Jean A. Keller, Ph.D., which is dated March 2021 and is included as Appendix D to this Initial Study.

Threshold 4.5 (a) Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?				✓

Significance Threshold:

- *The project causes a substantial adverse change or materially alters a resource as described in CEQA Guidelines §15064.S(b).*
- *The project causes a substantial adverse change or materially alters a resource as identified in General Plan Table 4.1: Designated Historic Structures in Jurupa Valley as amended from time to time.*

Impact Analysis

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

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

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

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

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

Historic Setting

The Project site is located in a general location associated with Native American occupation and/or use during prehistoric and protohistoric periods. It is also an area associated with historic Mexican period rancho activity, American period ranching and farming activity, and, more recently, recreational activity.

Historically, the Project area was owned by the Clay family as a ranch for raising and breeding horses and has been vacant for many years.

Research and Conclusions

A record search was conducted at the University of California, Riverside, Eastern Information Center, Riverside, for the Project area. This search included a review of all recorded historic and prehistoric archaeological sites within a one-mile radius of the Project site. In addition, the California Points of Historical Interest (PHI), the listing of California Historical Landmarks (CHL), the California Register of Historic Resources Inventory (HRI) were checked. Historic maps were also reviewed.

The California Historical Resources Information System (CHRIS) Eastern Information Center (EIC) indicated that the Project site was included in a 3,860-acre study conducted in 1988 and no cultural resources had been observed within the boundaries of the site. The records search determined that 30 previous surveys were completed within a one-mile radius of the Project Site. The EIC records search and literature review revealed seven (7) cultural resources recorded within ½ mile of the Project Area. Of these all date to the 20th Century with three of the properties representing dairies and one (1) isolate of post-1963 origin. (*Phase 1 Cultural Resources Assessment*, Appendix C)

None of the recorded resources will be impacted by the proposed Project. In addition, research failed to identify any National Register of Historic Places properties; no California State Landmarks; no California Register of Historical Resources; nor any California Points of Historical Interest in the immediate vicinity of the Project site.

Threshold 4.5 (b) Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?		✓		

Significance Threshold: *The project causes a substantial adverse change or materially alters a "historic" or "unique" archaeological resource pursuant to CEQA Guidelines §15064.S(c).*

Impact Analysis

Archaeological Setting

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

Research and Conclusions

A standard archaeological records check was completed through the University of California, Riverside, Eastern Information Center. This research was designed to compile data on previous studies, the identification of nearby architectural resources, and to place the Project site in a context for assessing the sensitivity of the Project site to yield evidence of archaeological resources.

The intensive survey of the property conducted as part of the Phase 1 Cultural Resources Assessment failed to yield any evidence of prehistoric or historic archaeological resources. While there is always a potential for buried resources, the potential is relatively low and, with no evidence of bedrock outcroppings and the extensive anthropogenic disturbances conducted, it is unlikely buried resources will be identified within the Project site. However, since the area is still considered slightly sensitive (resources have been recorded within one mile), should any evidence of prehistoric archaeological resources be encountered during grading activities, the following mitigation measures are required:

Mitigation Measure(s)

Prior to the issuance of a grading permit, the following notes shall be placed on the grading plan:

MM-CR-1: Archaeological Monitoring. Prior to issuance of grading permits, the Permit Applicant shall provide evidence to the City of Jurupa Valley Community Development Department that a qualified professional archaeologist (Professional Archaeologist) that is listed on the City of Jurupa Valley Cultural Resources Consultant List or the Cultural Resource Consultant List maintained by the County of Riverside Planning Department, has been contracted to implement Archaeological Monitoring for the area of impact for the Project. Monitoring shall be conducted in coordination with the Consulting Tribe(s), defined as a Tribe that initiated the tribal consultation process for the Project as provided for in Public Resources Code §21080.3.1(b) ("AB52") and has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City. Monitoring shall address the details of all ground-disturbing activities and provide procedures that must be followed to avoid or reduce potential impacts on cultural, archaeological, and tribal cultural resources to a level that is less than significant.

A fully executed copy of the Archaeological Monitoring Agreement shall be provided to the City of Jurupa Valley Planning Department to ensure compliance with this measure. If the resource is significant, Mitigation Measure CR-2 shall apply.

MM-CR-2: Archaeological & Cultural Management/Treatment Plan. The Project Archaeologist shall prepare and implement a treatment plan to protect the identified archaeological and cultural resources from damage and destruction. The treatment plan shall be per CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code § 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementing

archaeological data recovery excavations to remove the resource and subsequent laboratory processing and analysis. To address the treatment for items of Native American Cultural Patrimony, or Tribal Cultural Resources, the Treatment Plan shall be developed in coordination with the Consulting Native American Tribe(s), and subject to final approval by the City.

MM-CR-3: Final Report. A final report containing the significance and treatment findings shall be prepared by the Project Archaeologist and submitted to the City of Jurupa Valley Community Development Department and the California Historical Resources Information System. If a historic tribal cultural resource is involved, a copy shall be provided to the Consulting Native American Tribe(s) as described in Mitigation Measure **TCR-3** of the Initial Study/Mitigated Negative Declaration for MA20269.

Threshold 4.5 (c) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Disturb any human remains, including those interred outside of formal cemeteries?			✓	

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.5-1 The project is required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq.

The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. If human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

4.6 Energy

The following analysis is based in part on the following technical reports:

CEQA Energy Review, MD Acoustics, LLC., which is dated October 12, 2020, and is included as Appendix E to this Initial Study.

Jurupa Valley Storage Air Quality and Greenhouse Gas Impact Study, MD Acoustics, January 10, 2024, included as Appendix A.

Threshold 4.6 (a) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	

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

- *Does not meet state or federal energy standards.*
- *Causes wasteful, inefficient, or unnecessary consumption of energy during construction or operation.*
- *Results in an increase in demand for electricity or natural gas that exceeds available supply or distribution infrastructure capabilities that could result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.*
- *Does not utilize source reduction, recycling, and other appropriate measures to reduce the amount of solid waste disposed of in landfills.*
- *Does not include features that encourage advanced energy conservation techniques and the incorporation of energy-efficient design elements for private and public developments, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling, and offer incentives, as appropriate.*

Impact Analysis

Construction Energy Analysis

Construction of the Project would require the use of fuel and electric powered equipment and vehicles for construction activities. The majority of activities would use fuel powered equipment and vehicles that would consume gasoline or diesel fuel. Heavy construction equipment (e.g., dozers, graders, backhoes, dump trucks) would be diesel powered, while smaller construction vehicles, such as pick-up trucks and personal vehicles used by workers would be gasoline powered. The majority of electricity use would be from the use of power tools. The anticipated construction schedule assumes the Project would be built in approximately 6 months. The consumption of energy would be temporary in nature and would not represent a significant

demand on available supplies. There are no unusual characteristics that would necessitate the use of fuel or electricity that would be less energy efficient than at comparable construction sites in the region or State.

Starting in 2014, the California Air Resources Board (CARB) adopted the nation's first regulation aimed at cleaning up off-road construction equipment such as bulldozers, graders, and backhoes. These requirements ensure fleets gradually turnover the oldest and dirtiest equipment to newer, cleaner models and prevent fleets from adding older, dirtier equipment. As such, the equipment used for Project construction would conform to CARB regulations and California emissions standards as fuel efficiencies gradually rise. It should also be noted that there are no unusual Project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the Project would therefore not result in inefficient, wasteful, or unnecessary consumption of fuel.

In addition, as required by state law[16], idling times of construction vehicles is limited to no more than five minutes, thereby minimizing, or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Equipment employed in construction of the Project would therefore not result in inefficient, wasteful, or unnecessary consumption of fuel.

Operation Energy Analysis

Energy consumption in support of or related to Project operations would include transportation energy demands and operational energy demands.

Transportation Energy Demands

Energy that would be consumed by Project-generated traffic is a function of total vehicle miles traveled (VMT) and estimated vehicle fuel economies of vehicles accessing the Project site. The Project will result in 1,418,817 annual VMT [17] and an estimated annual fuel consumption of 69,720 gallons of fuel.[18]

Enhanced fuel economies realized pursuant to federal and state regulatory actions, and related transition of vehicles to alternative energy sources (e.g., electricity, natural gas, biofuels, hydrogen cells) would likely decrease future gasoline fuel demands per VMT. Location of the Project proximate to regional and local roadway systems tends to reduce VMT within the region, acting to reduce regional vehicle energy demands. As supported by the preceding discussions, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Operational Energy Demands

Occupancy of the project would result in the consumption of natural gas and electricity. Energy demands are estimated using CalEEMod for Unrefrigerated Warehouse – No Rail, at 2,597,205

[16] *California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling*.
[17] Appendix A, *Jurupa Valley Storage Air Quality and Greenhouse Gas Impact Study.*
[18] Appendix E, *CEQA Energy Review*

kBTU/year of natural gas and 626,081 kWh/year of electricity with an additional 138,516 kWh/year electricity for the parking lot and RV Storage areas. [19] Natural gas would be supplied to the Project by SoCalGas, and electricity would be supplied by Southern California Edison (SCE). The Project proposes self-storage facility and does not propose uses that are inherently energy intensive and the energy demands in total would be comparable to other similar land use projects of similar scale and configuration. Lastly, the Project will comply with the applicable Title 24 standards. Compliance itself with applicable Title 24 standards will ensure that the Project energy demands would not be inefficient, wasteful, or otherwise unnecessary.

In summary, as supported by the preceding analysis, neither construction nor operation of the Project would result in wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources.

Threshold 4.6(b). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✓	

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

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

Impact Analysis

The California Energy Commission provides oversight for the preparation of rules and regulations the conservation of energy such as Appliance Energy Efficiency, Building Energy Efficiency, Energy Supplier Reporting, and State Energy Management. The regulations directly applicable to the Project are *Building Energy Efficiency Standards*, Title 24, Part 6, and *CALGreen* Title 24, Part 11. These regulations include, but are not limited to the use of energy efficient heating and cooling systems, water conserving plumbing and water-efficient irrigation systems. The Project is required to demonstrate compliance with these regulations as part of the building permit and inspection process.

[19] Appendix A, *Jurupa Valley Storage Air Quality and Greenhouse Gas Impact Study.*

4.7 Geology And Soils

Note: *There are no Alquist-Priolo earthquake fault zones located in Jurupa Valley, therefore, this topic is not addressed in the Initial Study.*

The following analysis is based in part on the following reports:

Supplemental Preliminary Geotechnical Evaluation for Proposed Self Storage Development, LGC Geotechnical, Inc., September 12, 2023, included as Appendix F.

Preliminary Hydrology Study, W.H. Engineering Group, March 06, 2024, included as Appendix G.

Threshold 4.7(a1). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Strong seismic ground shaking?			✓	

Significance Threshold: *If the project site is not located within a seismic hazard area as identified by the State of California, Department of Conservation, Earthquake Zones and Required Investigations Map it is presumed to have a less than significant impact with mandatory compliance with the California Building Code absent substantial evidence to the contrary.*

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.7-1 As required by Municipal Code Section 8.05.010, the Project shall comply with the most recent edition of the *California Building Code* which requires the Project to comply with the approved recommended seismic design requirements contained in the Project Specific Geotechnical Evaluation, and be incorporated in the construction of each structure, to preclude significant adverse effects associated with seismic hazards.

The Project site is not located within a seismic hazard area as identified by the State of California Department of Conservation, Earthquake Zones and Required Investigations Map.[20] The Project site is in a seismically active area of Southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the Southern California area. As a

[20] *https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/*

mandatory condition of Project approval, the Project would be required to conduct site preparation and grading as well as construct the proposed structures in accordance with the approved recommendations included in the *Supplemental Preliminary Geotechnical Evaluation for Proposed Self Storage Development* (*Supplemental Preliminary Geotechnical Evaluation)* prepared for the Project.

Threshold 4.7(a2). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Seismic-related ground failure, including liquefaction?			✓	

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.7-1 shall apply.

According to General Plan[21] the Project site has a high to very high potential for liquefaction. According to the *Supplemental Preliminary Geotechnical Evaluation* groundwater is expected at a depth below 8 ft below ground surface (bgs). The subject site is underlain by Quaternary young wash deposits, which include gravelly sand and sandy alluvium which are susceptible to liquefaction.

The *Supplemental Preliminary Geotechnical Evaluation* determined that although there is a potential for liquefaction at the subject site impacts of liquefaction can be reasonably minimized by the use of a rigid mat slab or conventional foundation designed to accommodate the estimated seismic and static settlement.[22]

Per **PPP 4.71**- as a mandatory condition of Project approval, the Project would be required to conduct site preparation and grading as well as construct the proposed structures in accordance with the recommendations included in the *Supplemental Preliminary Geotechnical Soils Evaluation* prepared for the Project.

[21] City of Jurupa Valley, General Plan Safety Element, *Figure 8-5: Liquefaction Susceptibility in Jurupa Valley*.
[22] *Supplemental Preliminary Geotechnical Evaluation,* p. 9.

Threshold 4.7(a3). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Landslides?				

Significance Threshold: *If the project is not located within the High or Very High zone per General Plan Figure 8-8: Landslide Susceptibility in Jurupa Valley, it is presumed to have no impact absent substantial evidence to the contrary.*

Impact Analysis

The Project site is not located within a Landslide Susceptibility Area according to General Plan *Figure 8-8: Landslide susceptibility in Jurupa Valley*. Evidence of landslides or slope instabilities at this site was not observed on the site during the geotechnical investigation or found during a regional geological maps review. (Appendix F) The geotechnical investigation concluded that the risk of seismically induced landsliding to affect the proposed development is not anticipated.

Per **PPP 4.71**- as a mandatory condition of Project approval, the Project would be required to conduct site preparation and grading as well as construct the proposed structures in accordance with the recommendations included in the geotechnical investigation prepared for the Project.

Threshold 4.7(b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in substantial soil erosion or the loss of topsoil?			✓	

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

Impact Analysis

Construction

Grading and construction activities would expose and loosen topsoil, which could be eroded by wind or water. The Municipal Code requires the preparation of a Stormwater Pollution Prevention Plan to address site-specific conditions related to these activities[23]. The plan will identify potential sources of erosion and sedimentation loss of topsoil during construction, and identify erosion control measures to reduce or eliminate the erosion and loss of topsoil, such as use of silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding.

Through compliance with the Municipal Code, construction impacts related to erosion and loss of topsoil would be less than significant.

Operation

The proposed Project includes installation of landscaping, paving, curb and guttering throughout the Project site and areas of loose topsoil that could erode by wind or water would not exist upon

[23] City of Jurupa Valley, Municipal Code, Chapter 6.05.010, *Storm Water/Urban Runoff Management and Discharge Controls*.

operation of the Project. In the proposed condition, storm water will flow to the internal curbs and gutters system and be conveyed to the across the Project site towards the water quality and detention basin to be located under the parking area. The retained water will then be pumped offsite at 85% of the existing condition at 1.912 cubic feet per second (cfs). (Hydrology Study, Appendix G) The use of detention basin and pumping at a reduced rate from the existing site conditions reduces the potential for stormwater to erode topsoil downstream.

Threshold 4.7(c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Be located on a geologic unit or soil that is unstable, or that would become unstable because of the Project, and potentially result in on-site or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?				

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

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.7-1 shall apply.

Landslides, lateral spreading, subsidence, liquefaction, and collapse as a result of an earthquake are largely dependent on the underlying geologic conditions (e.g., bedrock, type of soil, and the depth of the water table). The site is composed of artificial fill material and cementitious slope fill materials which are considered undocumented fill. Underlying the fill materials are older alluvial fan deposits consisting of silts, sands, and clays with gravel with bedrock. The water table is at a depth greater than 50 feet bgs.

Landslides: The *Supplemental Preliminary Geotechnical Evaluation* (Appendix F) for the Project site states that the proposed development is in an area of relatively flat terrain and a significant distance from any up-gradient steep slopes, and no landslides have been mapped in the immediate Thus, the potential for landslides is considered negligible for design purposes.

Lateral Spreading: When subsurface sand layers lose strength because of liquefaction, lateral spreading can occur in overlying sediments allowing them to move down even the gentlest slopes. The potential for and magnitude of lateral spreading is dependent upon many conditions, including the presence of a relatively thick, continuous, potentially liquefiable sand layer and high slopes. Subsurface information obtained for the

Supplemental Preliminary Geotechnical Evaluation concluded that due to the depth of proposed earthwork removals, presence of medium dense sandy soils below the recommended earthwork removals, and limited lateral nature of potentially liquefiable soils, the potential for lateral spreading is considered low.

Subsidence/Collapse: Land subsidence can occur in various ways during an earthquake. Large areas of land can subside drastically during an earthquake because of offset along fault lines. Land subsidence can also occur as a result of settling and compacting of unconsolidated sediment from the shaking of an earthquake. Cohesive soils such as clay and silt are particularly likely to cause subsidence since they shrink and swell depending on their moisture content. According to the USGS Land Subsidence in California Map, the Project site is not located in an area where subsidence has occurred.[24]

Liquefaction: As noted in the response to Threshold 4.7 (a2), according to General Plan[25] the Project site has a high potential for liquefaction. The *Supplemental Preliminary Geotechnical Soils Evaluation* for the Project found that Groundwater is expected at a depth greater than 8-ft bgs. The *Supplemental Preliminary Geotechnical Evaluation* determined that although there is a potential for liquefaction at the subject site impacts of liquefaction can be reasonably minimized by the use of a rigid mat slab or conventional foundation designed to accommodate the estimated seismic and static settlement.[26]

As a mandatory condition of Project approval, the Project would be required to conduct site preparation and grading as well as construct the proposed structures in accordance with the approved recommendations included in the *Supplemental Preliminary Geotechnical Evaluation* prepared for the Project. (Appendix F).

Threshold 4.7(d) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property?				✓

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

Impact Analysis

Plans, Policies, and Programs

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

[24] USGS Land Subsidence in California: https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html Accessed December 30, 2024.

[25] City of Jurupa Valley, General Plan Safety Element, *Figure 8-5: Liquefaction Susceptibility in Jurupa Valley*.

[26] *Supplemental Preliminary Geotechnical Evaluation,* p. 9. (Appendix F)

PPP 4.7-1 shall apply.

Expansive soils are characterized by their ability to undergo significant volume changes (shrink or swell) due to variations in moisture content. Changes in soil moisture content can result from precipitation, landscape irrigation, utility leakage, roof drainage, perched groundwater, drought, or other factors and may result in unacceptable settlement or heave of structures or concrete slabs supported on grade.

The expansion index, *EI*, value is used by engineers and other professionals as an indicator of the soil's swelling potential. According to American Society for Testing & Materials (ASTM) Standard D4829, soil having an expansion potential of greater than 91 is considered to be expansive soil. Based on laboratory testing, the materials present near the ground surface have an Expansion Index EI=21 which is less than an Expansion Index of greater than 91. As such, risks from expansive soils are considered to be low. Notwithstanding, the Project would be required to construct the proposed structures in accordance with the approved recommendations included in the *Supplemental Preliminary Geotechnical Evaluation* prepared for the project (Appendix F).

Threshold 4.7(e) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✓

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

Impact Analysis

The Project does not propose the use of septic tanks or alternative wastewater disposal systems. The Project would install domestic sewer infrastructure and connect to the Jurupa Community Service District's existing sewer conveyance and treatment system.

Threshold 4.7(f) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓	

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

Significance Threshold(Unique Geologic Feature): *A geologic feature is unique if it is a geologic formation that is exclusive locally or regionally. There are no unique geologic features identified in the General Plan.*

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

Impact Analysis

General Plan Figure 4-18- Paleontological Sensitivity, indicates that the site has a Low sensitivity (L) designation for finding paleontological resources[27]. Therefore, the Project's impact on unique paleontological resources is less than significant.

Unique Geologic Feature

According to the *Supplemental Preliminary Geotechnical Evaluation* (Appendix F) the Project site is relatively flat and is underlain by Quaternary young wash deposits which consist of gravelly sand and sandy alluvium. As such, the Project does not contain a geologic feature that is unique or exclusive locally or regionally and impacts are considered less than significant.

4.8 Greenhouse Gas Emissions

The following analysis is based in part on the *Jurupa Valley Storage Air Quality and Greenhouse Gas Impact Study*, MD Acoustics, dated January 10, 2024, included as Appendix A.

Threshold 4.8 (a) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	

Significance Threshold: *The project exceeds the thresholds per General Plan Policy below:*
AQ 9.5 GHG Thresholds. Utilize the SCAQMD Draft GHG thresholds (3,000 Metric Tons CO2 equivalent per year (MTCO2e/year))to evaluate development proposals until the City adopts a Climate Action Plan (CAP).

Impact Analysis

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

PPP 4.8-1 Prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Energy Code, (Part 6 of Title 24 of the California Code of Regulations) and the California Green Building Standards Code, 2019 Edition (Part 11 of Title 24 of the California Code of Regulations).

PPP 4.8-2 As required by Municipal Code Section 9.283.010, *Water Efficient Landscape Design Requirements,* prior to the approval of landscaping plans, the Project proponent shall prepare and submit landscape plans that demonstrate compliance with this section.

[27] City of Jurupa Valley, General Plan, *Conservation and Open Space Element, Figure 4-18, Paleontological Sensitivity.*

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

Thresholds of Significance

A final numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin has not been established by the South Coast Air Quality Management District. General Plan Policy AQ 9.5 requires the City to utilize the SCAQMD Draft GHG thresholds to evaluate development proposals until the City adopts a Climate Action Plan (CAP). The City has determined that the SCAQMD's draft threshold of 3,000 $MTCO_2e$ per year is appropriate for industrial and warehouse land use development projects. The 3,000 $MTCO_2e$ threshold is based on the SCAQMD staff's proposed GHG screening threshold for stationary source emissions for non-industrial projects, as described in the SCAQMD's Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans ("SCAQMD Interim GHG Threshold"). The SCAQMD Interim GHG Threshold identifies a screening threshold to determine whether additional analysis is required. This threshold is also consistent with the SCAQMD's draft interim threshold Tier 3.

A summary of the projected annual operational greenhouse gas emissions, including amortized construction-related emissions associated with the development of the Project is provided in Table 4.8-1.

Table 4.8-1: Annual Greenhouse Gas Emissions

Emission Source	Total Emissions (MTCO2e per year)
Annual construction-related emissions amortized over 30 years	5.54
Area Source	2.77
Energy Source	323.00
Mobile Source	1,037.00
Waste	39.90
Water Usage	94.90
Total CO2E (All Sources)	**1,503.11**
Screening Threshold (CO2E)	**3,000**
Threshold Exceeded	**NO**

Source: CalEEMod Datasheets (Appendix A).

As shown on Table 4.8-1, the Project has the potential to generate a total of approximately 1,503.11 $MTCO_2e$ per year. As such, the Project would not exceed the City's screening threshold of 3,000 $MTCO_2e$. Thus, Project-related emissions would not have a significant direct or indirect impact on greenhouse gas emissions that could impact climate change, and no mitigation or further analysis is required.

Threshold 4.8 (b) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

Significance Threshold: *The project is inconsistent with the following:*

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

Impact Analysis

Determining a project's consistency with plans, policies or regulations adopted for the purpose of reducing greenhouse gas (GHG) emissions plans presents unique challenges because the impact is global and solutions require both global, federal, state, and local action. The following are the primary plans adopted at the State level that serve to reduce GHG emissions:

- The California Air Resources Board (CARB) Scoping Plan is the state's overall strategy in the form of measures that apply to emission sectors that comprise the state's greenhouse gas emission inventory. The state's implementation strategy primarily takes the form of source-specific regulations for energy producers fuel suppliers, and vehicle manufacturers. For example, California Light-Duty Vehicle GHG Standards and Low Carbon Fuel Standard. The Scoping Plan envisions a limited role for local government in implementing the state's GHG reduction strategy, focusing on local government's authority over land use and some transportation projects.
- The Sustainable Communities and Climate Protection Act of 2008 (Sustainable Communities Act, SB 375, Chapter 728, Statutes of 2008) supports the State's climate action goals to reduce greenhouse gas (GHG) emissions through coordinated transportation and land use planning with the goal of more sustainable communities. To this end, the Southern California Association of Governments (SCAG), has adopted the *Connect SoCal – The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy* which charts a course for closely integrating land use and transportation to increase mobility options and achieve a more sustainable growth pattern. Implementation of Connect SoCal depends on partnerships with our local jurisdictions and County Transportation Commissions (CTCs). The land use strategies in Connect SoCal are based on a growth vision that was developed through extensive consultation with local communities, which proposes multiple different types of Priority Growth Areas, as well as identifying regional growth constraints. SCAG provides resources to help local jurisdictions align local plans and programs with the regional growth vision through a series of technical assistance and funding programs.

Certain measures of the Scoping Plan and Connect SoCal are supported by the Project, such as energy conservation and energy efficiency measures. Other measures, while not directly

applicable, would not be obstructed by Project implementation. The City is in the process of preparing a Climate Action Plan (CAP) in conjunction with WRCOG which will identify specific policies and regulations that are directed at the project level. Until such time that the City adopts a CAP, the Project is evaluated for consistency with the following plans, policies, or regulations to reduce greenhouse gas (GHG) emissions as shown in Table 4.8.2, *Consistency with GHG Reduction Measures.*

Table 4.8.2. Consistency with GHG Reduction Measures

GHG Reduction Measure	Consistency Analysis
General Plan	
AQ 9.5 GHG Thresholds. Utilize the SCAQMD Draft GHG thresholds to evaluate development proposals until the City adopts a Climate Action Plan (CAP).	**Consistent.** The City has determined that the SCAQMD's draft threshold of 3,000 MTCO2e per year is appropriate for this Project. GHG emissions are 1,503.11 $MTCO_2e$ which is less than the 3,000 $MTCO_2e$ threshold.
CSSF 2.44 Drought-Tolerant Landscaping. Require the use of drought-tolerant landscaping in all new development.	**Consistent.** The Project is required to comply with Section 9.283 (Water Efficient Landscape Design Requirement) of the City of Jurupa Valley Municipal Code.
LUE 11.6 Energy Efficiency. Require development projects to use energy efficient design features in their site planning, building design and orientation, and landscape design that meet or exceed state energy standards.	**Consistent.** The Project is required to submit building plans and is required to meet CALGreen Codes, CA Title 24 Energy Efficiency Standards, and City's water efficient landscape requirements; therefore, the Project is determined to be consistent with General Plan Policy LUE 11.6.
ME 3.9 Pedestrian Facilities. Public streets shall provide pedestrian facilities in accordance with adopted City standards. Sidewalks shall be separated from the roadway by a landscaped parkway, except where the Planning Director determines that attached sidewalks are appropriate due to existing sidewalk location, design, or other conditions.	**Consistent.** Parkway improvements on 68th Street include curbing, adjacent landscaping and sidewalk.
ME 3.36 Bicycle Improvements Conditionally Required. Require the construction or rehabilitation of bicycle facilities and/or "bicycle-friendly" improvements as a condition of approving new development, in accordance with Zoning Ordinance standards	**Consistent.** The Project is providing a bike rack and pad for parking of bicycles.
Municipal Code	
Energy Efficiency	**Consistent.** As required by Municipal Code Section 8.05.010 (7), California Energy Code, prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with this section.
Green Buildings	**Consistent.** As required by Municipal Code Section 8.05.010 (8), *California Green Building Standards Code,* prior to issuance of a building permit, the Project proponent shall submit plans in compliance with this code section.

GHG Reduction Measure	Consistency Analysis
Water Conservation	The Project will comply with *Chapter 9.283. - Water Efficient Landscape Design Requirements.*
Solid Waste Reduction	**Consistent.** 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.

Based on analysis above, the Project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases

4.9 Hazards And Hazardous Materials

The following analysis is based in part on the following technical report:

Phase I Environmental Site Assessment, Proposed Self-Storage and RV Storage Property, South Shore Testing & Environmental, dated April 5, 2023, and is included as Appendix H.

Threshold 4.9(a) (b) Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	

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

Impact Analysis

Plans, Policies, and Programs

The following applies to the Project and would reduce impacts relating to the routine transport, use, or disposal of hazardous materials. This measure will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP 4.9-1 As required by Health and Safety Code Section 25507, a business shall establish and implement a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Section 25503 if the business handles a

hazardous material or a mixture containing a hazardous material that has a quantity at any one time above the thresholds described in Section 25507(a) (1) through (6).

Existing Conditions

An on-site survey/property evaluation was conducted on February 14, 2020. The subject site was observed by foot and adjacent properties were observed from the subject site. The purpose of the subject site reconnaissance was to observe the present site use and conditions as they relate to the possible presence of potentially hazardous substances and petroleum products. In addition, adjoining properties and roads were visually observed from the subject site to identify land uses and the potential presence of structures, operations, activities, or environmental conditions that may involve the use, treatment, storage, disposal, or generation of hazardous wastes and/or petroleum products that may pose an environmental concern to the subject site. Table 4.9-1 presents a summary of the site survey/property evaluation.

Table 4.9-1: Summary of Site Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	Abandoned debris includes an old Christmas tree, several grocery cards, carboard, weathered silt fence, steel and PVC piping, and small amounts of trash/refuse. No Recognized environmental concerns observed.
Surface Spills	No	No concerns observed.
Stained Surfaces	No	No concerns observed.
Pits/Ponds/Lagoons	No	No concerns observed.
Surface Impoundments	No	No concerns observed.
ASTs/USTs	No	No concerns observed.
Distressed Vegetation	No	No concerns observed.
Wetlands	Yes	Santa Ana River adjacent to the south. No Recognized environmental concerns observed.
Electrical Substations/Powerlines	No	No concerns observed.
Transformers Waste/Scrap Storage	No	No concerns observed.
Chemical Use/Storage	No	No concerns observed.

Construction Activities

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

building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. The potential for accidental releases and spills of hazardous materials during construction is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with future development that would be a reasonably consequence of the proposed Project than would occur on any other similar construction site.

Construction contractors are required to comply with all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited 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. As such, impacts due to construction activities would not cause a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. A less than significant impact would occur.

Operational Activities

In accordance with the City's Municipal Code Sec. 9.240.470: Mini-warehouse facilities shall be designated and operated for the storage of goods in individual compartments or rooms, which are available for use by the general public on a rental or lease basis. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, compounding, office functions, other business or service uses, or human habitation. Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of 500 square feet. The following facilities shall not be permitted in mini-warehouses: 1) No, water, sanitary facilities, or electricity, with the exception of lighting fixtures, shall be provided in individual storage units. 2) Prefabricated shipping containers shall not be used as mini-warehouse facilities. The following prohibited materials shall not be stored in mini-warehouse facilities: 1) Flammable or explosive matter or materials. 2) Matter or material which create obnoxious dust, odor, or fumes. 3) Hazardous or extremely hazardous waste, as defined by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100, et. seq.)

Accordingly, the Project would not expose people or the environment to significant hazards associated with the disposal of hazardous materials at the Project site. Long-term operation of the Project would not expose the public or the environment to significant hazards associated with the transport, use, or disposal of hazardous materials.

Threshold 4.9 (c) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed derMolen and &?			✓	

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

Impact Analysis

The Project site is not located within one-quarter (0.25) mile from an existing or proposed school. From the Project site, the nearest school is the Louis VanderMolen Fundemental Elementary School located approximately ½ (0.5) mile Northeast of the Project site on the northeast corner of 68th Street and Carnelian Street. In addition, as discussed in the responses to issues 4.9 (b) and 4.9 (c) above, all hazardous or potentially hazardous materials would comply with all applicable federal, State, and local agencies and regulations with respect to hazardous materials. Therefore, regardless of the proximity of planned or proposed schools, the Project will not impact schools.

Threshold 4.9 (d) Would the Project	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment?			✓	

***Significance Threshold:** The project site is identified on any of the following: List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database; List of Leaking Underground Storage Tank Sites from the State Water Board's GeoTracker database; List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit; List of "active" CDO and CAO from Water Board; or List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.*

Impact Analysis

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

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

Based on a review of the Cortese List maintained by the California Environmental Protection Agency the Project site was not found on any list of hazardous materials sites.

Threshold 4.9 (e) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?			✓	

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

Impact Analysis

Airport Land Use Compatibility

There are no airports within 2-miles of the project site. The nearest airport is Riverside Municipal Airport located approximately 5 miles southeast of the Project site. According to *Map RI-1, Riverside Municipal Airport Land Use Compatibility Plan*, the Project site is located outside the airport compatibility zones.[28]

Airport Noise

The Project consists of a self-storage facility and will not expose people to excessive aircraft noise. The nearest airport is Riverside Municipal Airport located approximately 5 miles southeast of the Project site. According to *Map RI-3, Noise Compatibility Contours Riverside Municipal Airport, Land Use Compatibility Plan*, the Project site is located outside the Noise Impact Zones. Standard building design and construction methods would provide adequate noise attenuation to comply with the indoor noise standard of 45 CNEL and thereby not expose employees and customers of the Project to excessive noise levels.

[28] Riverside County Airport Land Use Commission, *Riverside Municipal Airport Land Use Compatibility Plan,* December 2004. Available at: http://www.rcaluc.org/Portals/13/PDFGeneral/plan/newplan/20-%20Vol.%201%20Riverside%20Municipal.pdf

Threshold 4.9 (f) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	

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

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

Impact Analysis

Access to the Project site is proposed from an improved access road that will connect with 68th Street and the Project entrance. The Project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction and long-term operation, the Project would be required to maintain adequate emergency access for emergency vehicles.

Project development and improvements will not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures.

Threshold 4.9 (g) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				✓

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

Impact Analysis

According to the General Plan[29], the Project site is not located within a high wildfire hazard area. (Also refer to analysis under Issue 4.20, Wildfire).

[29] City of Jurupa Valley, General Plan Safety Element, *Figure 8-10: Wildfire Severity Zones in Jurupa Valley*.

4.10 Hydrology And Water Quality

The following analysis is based in part on the following technical reports:

Preliminary Drainage Study, Jurupa Self-Storage Project, Grant Becklund, RCE, dated February 26, 2022, (Appendix I)

Preliminary Hydrology Study, W.H. Engineering Group, dated March 6, 2024, (Appendix G)

Preliminary WQMP, W.H. Civil, dated September 21, 2023, Revised January 24, 2024. (Appendix J).

Request for Initial Water and Sewer Availability Letter (Will Serve), Jurupa Community Services District, dated September 25, 2023. (Appendix K)

Threshold 4.10 (a) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality			✓	

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

Significance Threshold (Waste Discharge Requirements for onsite system*): The project is inconsistent with Municipal Code Chapter 6.65. – Sewage Discharges.*

Significance Threshold (Waste Discharge Requirements): *The project is inconsistent with any applicable Pre-Treatment Ordinance required by the water agency that serves the project.*

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.10-1 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section B (1),* any person performing construction work in the city shall comply with the provisions of this chapter and shall control storm water runoff so as to prevent any likelihood of adversely affecting human health or the environment. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer.

PPP 4.10-2 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section B (2),* any person performing construction work in the city shall be regulated by the State Water Resources Control Board in a manner pursuant to and consistent with applicable requirements contained in the General Permit No. CAS000002, State Water Resources Control Board Order Number 2009-0009-DWQ. The city may notify the State Board of any person performing construction work that has a non-compliant construction site per the General Permit.

PPP 4.10-3 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section C*, new development, or redevelopment projects shall control storm water runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water.

PPP 4.10-4 As required by Municipal Code Chapter 15.20.030 Permit Requirements no person or entity, or agent, contractor, subcontractor, representative or employee thereof, shall dig, drill, bore, drive, reconstruct or destroy (1) A well that is to be, or has been, used to produce or inject water; without first filing a written application to do so with the Department, and receiving and retaining a valid permit as provided in this chapter.

PPP 4.10-5 As required by Municipal Code Chapter 15.20.100 – Standards for the abandonment or destruction of wells shall be the standards recommended in the Bulletins of the California Department of Water Resources as follows: Bulletin NO 74-81 Chapter II Water Wells, and Bulletin NO 74-90 (Supplement to Bulletin 74-81) and as these Bulletins may be amended by the State of California from time to time.

PPP 4.9-1 As required by Health and Safety Code Section 25507, a business shall establish and implement a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Section 25503 if the business handles a hazardous material or a mixture containing a hazardous material that has a quantity at any one time above the thresholds described in Section 25507(a) (1) through (6).

Water Quality Standards

The Porter-Cologne Water Quality Control Act[30] defines water quality objectives (i.e., standards) as "*…the limits or levels of water quality constituents or characteristics which are established for the reasonable protection of beneficial uses of water or the prevention of nuisance within a specific a*rea" [(§13050 (h)].

[30] California Water Boards*, Porter-Cologne Water Quality Control Act, January 2019. Available at:* https://www.waterboards.ca.gov/laws_regulations/docs/portercologne.pdf

Construction Impacts (Water Quality Standards)

Construction of the Project would involve clearing, grading, paving, utility installation, building construction, and the installation of landscaping, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction activities in the absence of any protective or avoidance measures.

The Municipal Code requires the Project to obtain a National Pollutant Discharge Elimination System Municipal Stormwater Permit for construction activities[31]. The permit is required for all Projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area.

Compliance with the permit requires the preparation and implementation of a Storm Water Pollution Prevention Plan for construction-related activities, including grading. The plan would specify the measures that would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the site.

Construction Impacts (Agricultural Water Well Destruction)

An existing agricultural water well is present on APN 152-060-007 which was approved by the Riverside County Department of Environmental Health (RCDEH) on May 12, 2010, permit number WP0020823. To assure the groundwater supply is protected and preserved and eliminate the potential for physical hazards the well is required to be property destroyed. **PPPs 4.10-4 and 4.10-5** require the permitting and destruction approval for the well and will ensure the protection of groundwater and eliminate the potential of physical hazards.

Operational Impacts (Water Quality Requirements)

Storm water pollutants commonly associated with the type of land use proposed by the Project include sediments, nutrients, trash and debris, bacteria and viruses, oil and grease, and pesticides. Pursuant to the requirements of the Municipal Code[32], a Water Quality Management Plan (WQMP) is required for managing the quality of storm water or urban runoff that flows from a developed site after construction is completed and the facilities or structures are occupied and/or operational. The Preliminary Hydrology Study (Appendix G) and Preliminary WQMP prepared for the Project (Appendix J), proposes curb and gutter along the parking lot and access road areas, which will then divert surface runoff to the detention basin located under the parking areas. Retained water will then be pumped offsite at 85% of the existing condition at 1.912 cubic feet per second (cfs).

[31] City of Jurupa Valley, *Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls*. Available at: https://library.municode.com/ca/jurupa_valley/codes/code_of_ordinances?nodeId=TIT6HESA_CH6.05STWAURRUMADICO

[32] Ibid.

Waste Discharge Requirements

Waste Discharge Requirements are issued by the Santa Ana Regional Board under the provisions of the California Water Code, Division 7 "Water Quality," Article 4 "Waste Discharge Requirements."[33] These requirements regulate the discharge of wastes which have not made to surface waters, but which may impact the region's water quality by affecting underlying groundwater basins. Discharge requirements are issued for Publicly Owned Treatment Works' wastewater reclamation operations, discharges of wastes from industries, subsurface waste discharges such as septic systems, sanitary landfills, dairies, and a variety of other activities which can affect water quality.

Operational Impacts (Waste Discharge Requirements)

To facilitate proper funding and management of sanitary sewer systems, the Jurupa Community Services District has adopted *Sewer System Management Plan WDID* 8SSO10582[34] (SSMP) that includes provisions to provide proper and efficient management, operation, and maintenance of sanitary sewer systems. Additionally, the SSMP contains a spill response plan that establishes standard procedures for immediate response to a sanitary sewer overflow in a manner designed to minimize water quality impacts and potential nuisance conditions. By connecting to the Jurupa Community Services District sewer system, the Project will not violate any waste discharge requirements.

Threshold 4.10 (b) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	

Screening Criteria: *If the project's water supply comes from an adjudicated basin and the basin is not classified as "high" or "medium priority" by the Sustainable Groundwater Management Act, impacts are presumed to be less than significant absent substantial evidence to the contrary.*

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

Impact Analysis

Groundwater Supplies

Water service will be provided to the Project by the Jurupa Community Services District (JCSD). The district's wells are located within the Chino Ground Water Basin. The Basin is adjudicated, which means if JCSD extracts water that exceeds the safe yield (i.e., the rate at which groundwater can be withdrawn without causing long-term decline of water levels), JCSD may incur a replenishment

[33] California Water Boards, *Waste Discharge Requirements Program*, July 3, 2020. Available at: https://www.waterboards.ca.gov/water_issues/programs/waste_discharge_requirements/

[34] https://www.jcsd.us/home/showdocument?id=1564.

obligation, which is used by the Watermaster to recharge the ground water basin with State Water Project water. The Basin has been maintained by the Watermaster in a safe yield condition under this method of operation. Therefore, the Project is not anticipated to contribute to a substantial depletion of groundwater supplies.

Sustainable Groundwater Management

The Sustainable Groundwater Management Act requires governments and water agencies of high and medium priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. The act requires the prioritization of basins and subbasins based on a variety of factors such as population and number of water wells in a basin. Basins are ranked from very-low to high-priority. Basins ranking high- or medium-priority are required to form Groundwater Sustainability Agencies to manage basins sustainably and requires those agencies to adopt Groundwater Sustainability Plans.

As noted above, the Project's groundwater supplies come from an adjudicated basin. Adjudicated basins are exempt from the 2014 Sustainable Groundwater Management Act (SGMA) because such basins already operate under a court-ordered management plan to ensure the long-term sustainability of the Basin. No component of the Project would obstruct with or prevent implementation of the management plan for the Basin. As such, the Project's construction and operation would not conflict with any sustainable groundwater management plan. Impacts would be less than significant

Threshold 4.10 (c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
(i) Result in substantial erosion or siltation on- or off-site?			✓	
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			✓	
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
(iv) Impede or redirect flood flows?			✓	

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

Significance Threshold (ii): *The project's drainage system is not designed to manage runoff from 10- and 100-year storm events.*
Significance Threshold (iii): *The project is inconsistent with the County of Riverside Master Drainage Plan or Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls.*
Significance Threshold (iv): *The project would impede or redirect flood flows in a manner that would adversely impact upstream of downstream properties.*

Impact Analysis

Existing Condition

In the existing condition site drainage pattern on the Project Site is defined by the topography of the site which has an average slope of 2% grade from the north to the south toward the Santa Ana River.

(i) Erosion and Siltation

Development of the Project would alter existing ground contours of the Project site and would increase the impervious surface area on the site, both of which would result in changes to the existing drainage patterns of the Project site. The Project's drainage plan includes curb and gutter along the parking lot and access road areas, which will then divert surface runoff to the detention basin located under the parking areas. Retained water will then be pumped offsite at 85% of the existing condition at 1.912 cubic feet per second (cfs).

Although the Project would alter the Project site's interior drainage patterns, such changes would not result in substantial erosion or siltation on- or off-site. Pursuant to City of Jurupa Valley Municipal Code Section 8.70.060, the Project's construction contractor would be required to implement an erosion control plan to minimize water- and windborne erosion during construction activities. Furthermore, implementation of SWPPP requirements including site-specific BMPs, would ensure no substantial erosion would occur or excessive runoff from the Project site during construction.

Furthermore, as summarized in the Project's Preliminary WQMP (Appendix J), the treatment controls proposed (i.e. detention basin) for the Project site are effective at removing sediment from stormwater runoff during long-term operation . Compliance with the WQMP, and long-term maintenance of on-site stormwater conveyance and detention infrastructure by the property owner or operator to ensure their long-term effectiveness, would be required by the City pursuant to Municipal Code Chapter 6.05, see PPPs 4.10-1 through 4.10-3). Therefore, runoff flows leaving the Project site would not carry substantial amounts of sediment. Impacts would be less than significant, and no mitigation is required.

(ii) Stormwater Runoff

The Project's drainage plan includes curb and gutter along the parking lot and access road areas, which will then divert surface runoff to the detention basin located under the parking areas. Retained water will then be pumped offsite at 85% of the existing condition at 1.912 cubic feet per second (cfs). (Hydrology Study, Appendix G). Therefore, the Project would effectively decrease not increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Impacts would be less than significant, and no mitigation is required.

(iii) Stormwater Discharge System Capacity & Polluted Runoff

As stated above, implementation of the Project would not exceed the existing stormwater runoff capacity. Although runoff from the Project site would increase post-construction stormwater flows from existing conditions, the design flow of the existing storm drain system has adequate capacity to accommodate the increase rate of runoff from the Project site. Accordingly, the Project would not create or contribute runoff that would exceed the capacity of any existing stormwater drainage system. Impacts would be less than significant an no mitigation is required.

As discussed in detail earlier under Threshold a, the Project's construction contractors would be required to comply with a NPDES Construction General Permit, a site-specific SWPPP, an erosion control plan, and the Preliminary WQMP (Appendix J) to ensure that Project-related construction activities and operational activities do not result in substantial amounts of polluted runoff. Impacts would be less than significant, and no mitigation is required.

(iv) Impede or Redirect Flood Flows

The results of the Hydrology Study determined that the proposed onsite storm drain systems and detention basin would provide 100-year flood protection. Retained water from the detention basin will be pumped offsite at 85% of the existing condition at 1.912 cubic feet per second (cfs) to ensure that peak flood volumes and flows would be less than that of the existing storm flow from the site. Additionally, the Hydrology Study determined that the Projects' proposed elevation of the building site would have an insignificant impact the existing flood zone offsite of the Project. Therefore, impacts would be less than significant, and no mitigation is required.

Threshold 4.10 (d). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			✓	

***Screening Criteria**: If the project is not located within a flood hazard zone, tsunami inundation zone or near a water body capable of producing a seiche, the project is presumed to have no impact absent substantial evidence to the contrary.*

Impact Analysis

Flood Hazard

According to the General Plan[35], the southern portion of the Project site is located within a flood hazard zone. General Plan Figure 8-9: Flood Insurance Rate Map (Firm) indicates the that portions of the site are located in the 100-year and 500-year flood plains. The map notes that the area within the 100-year floodplain Base Flood Elevations (BFEs) have been determined. The FEMA

[35] City of Jurupa Valley, *General Plan Figure 8-9: Flood Insurance Rate Map (FIRM).*

Flood Map 06065C0683H (eff. 9/12/22024), indicates the site is located within Zone AE. [36] Zone AE according to FEMA indicates an area of high risk for floods.

The Project is proposing to raise the elevation of the portion of the site that is located within the flood plain areas to reduce the risk of flood hazard. Additionally, the City requires that non-residential structures be dry flood proofed and for qualified non-habitable structures, the lowest floor mush be wet flood proofed to one-foot minimum above the BFE of 607 feet. The Hydrology Study found that raising the building pad would have an insignificant impact the existing flood zone offsite of the Project.

Tsunami or Seiche Zones

According to the California Department of Conservation, California Official Tsunami Inundation Maps[37], the site is not located within a tsunami inundation zone. In addition, the Project would not be at risk from seiche because there is no water body in the area of the Project site capable of producing as seiche.

Risk of release of pollutants due to inundation

In accordance with the City's Municipal Code Sec. 9.240.470: Mini-warehouse facilities: The following prohibited materials shall not be stored in mini-warehouse facilities: 1) Flammable or explosive matter or materials. 2) Matter or material which create obnoxious dust, odor, or fumes. 3) Hazardous or extremely hazardous waste, as defined by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100, et. seq.). Additionally, **PPP 4.9-1**, shall apply, thus reducing the risk of impacts from the risk of release of pollutants due to inundation to less than significant.

Threshold 4.10 (e) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✓	

Screening Criteria (Groundwater Management Plan): *If the project's water supply comes from an adjudicated basin and the basin is not classified as "high" or "medium priority" by the Sustainable Groundwater Management Act, impacts are presumed to be less than significant absent substantial evidence to the contrary.*

Significance Threshold (Water Quality Plan): *Would the project obstruct implementation of the Santa Ana Region Basin Plan?*

[36] FEMA Flood Map, https://msc.fema.gov/portal/search?AddressQuery=pats%20ranch%20road%20and%2068th%20street%2C%20jurupa%20valley

[37] California Department of Conservation, *California Official Tsunami Inundation Maps,* https://www.conservation.ca.gov/cgs/tsunami/maps#:~:text=Coordinated%20by%20Cal%20OES%2C%20California,considered%20tsunamis%20for%20each%20area accessed August 30, 2022.

Impact Analysis

As discussed under Threshold 4.10 (a) and 4.10 (c), with implementation of the drainage system improvements and features as described, the Project will not conflict with or obstruct implementation of a water quality control plan. As discussed under Threshold 4.10 (b), the Project site is not subject to a Sustainable Groundwater Water Management program and will not substantially impede sustainable groundwater management of the basin

4.11 Land Use And Planning

Threshold 4.11 (a) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Physically divide a community?				✓

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

Impact Analysis

An example of a Project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The Project is in an area largely characterized by residential development and vacant open space The Project site will develop approximately 14.3 acres and is bordered by Residential Development to the north, Interstate 15 (I-15) to the west, the Santa Ana River to the south, vacant open space on the east. As such, the Project will not divide an established community.

Threshold 4.11 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			✓	

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

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

Impact Analysis

A General Plan Amendment (GPA) is being proposed to change the designation of this property to Commercial Retail (CR) and corresponding change of zone (CZ) is also proposed to reclassify the site as General Commercial (C-1/C-P). The proposed Project would implement these new designations through a development plan that consists of 1 two story building totaling approximately 136,035 square feet with 993 mini storage units, a 670 square-foot office space, and 77 recreational vehicle parking (Trailer & Boat Storage) as shown in the proposed site plan (see previous Figure 3.2-1, Site Plan Lot 1).

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

- **South Coast Air Quality Management District 2016 Air Quality Management Plan**
  Refer to Threshold 4.3 (a) in Section 4.2, *Air Quality*.
- **Western Riverside County Multiple Species Habitat Conservation Plan**
  Refer to Threshold 4.4 (f) in Section 4.4, *Biological Resources.*
- **California Air Resources Board Scoping Plan**
  Refer to Threshold 4.8 (b) in Section 4.8, *Greenhouse Gas Emissions.*
- **Southern California Association of Governments Connect SoCal – The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy**
  Refer to Threshold 4.8 (b) in Section 4.8, *Greenhouse Gas Emissions.*
- **Santa Ana Regional Water Quality Control Board's Santa Ana River Basin Water Quality Control Program**
  Refer to Threshold 4.10 (e) in Section 4.10, *Hydrology and Water Quality.*
- **Airport Land Use Compatibility Riverside Municipal Airport**
  Refer to Threshold 4.9 (e) in Section 4.9, *Hazards and Hazardous Materials,* and Threshold 4.13 (c) in Section 4.13, *Noise.*

As demonstrated throughout this Initial Study/Mitigated Negative Declaration, the Project would not conflict with any applicable land use plan, policy, or regulation, including but not limited to the *General Plan*, or the with implementation of the PPP's and Mitigation Measures throughout this Initial Study.

4.12 Mineral Resources

Threshold 4.12 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓

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

Impact Analysis

According to the General Plan[38] the Project site is located within Mineral Resource Zone (MRZ) 3, which is defined as "Areas containing known or inferred mineral occurrences of undetermined mineral resources significance." However, no mineral resource extraction activity is known to have ever occurred on the Project site. Accordingly, implementation of the Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California.

Threshold 4.12 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				✓

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

Impact Analysis

The General Plan Open Space, Mineral Resources (OS-MIN) land use designation is intended for mineral extraction and processing and includes areas held in reserve for future mineral extraction and processing.[39] The Project site is delineated as Open Space-Recreation (OS-R), therefore, the Project is not delineated on the General Plan, a specific plan, or other land use plan as a locally important mineral resource recovery site.

[38] City of Jurupa Valley, *General Plan Figure 4-16: Jurupa Valley Mineral Resources.*

[39] City of Jurupa Valley, *General Plan Land Use Element,* p.2-28.

4.13 Noise

The following analysis is based in part on the following technical reports:

I-15/Jurupa Valley Storage Noise Impact Study, MD Acoustics, dated April 26, 2023, (Appendix L)

Jurupa Valley Storage _ Baseline Noise Prediction, City of Jurupa Valley, CA – Memorandum #1, MD Acoustics, dated April 27, 2021, (Appendix M)

Jurupa Valley Storage VMT Screening, TJW Engineering, Inc., dated August 9, 2023. (Appendix N)

Threshold 4.13 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project more than standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	

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

Construction: 1) The project is inconsistent with General Plan Policy NE 3.5: Construction Noise; and 2) Construction noise levels exceed the levels identified in the latest version of the Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual.

Operational Noise (Stationary): The project is inconsistent with General Plan Policy NE 1.3 New or Modified Stationary Noise Sources.

Operational Noise (Transportation): Traffic generated by the project would result in a noticeable increase in roadway noise in the immediate vicinity of the subject property in areas where exterior noise is already in excess of City standards. A noticeable increase in roadway noise would occur in traffic noise increased by 3 dBA or more.

Impact Analysis

Existing Ambient Noise Levels

The primary source of noise in the area is from vehicle traffic from Interstate 15 (I-15) which was measured as part of the Noise Impact Study for the Project and ranges from 49.6 dBA to 63.5 dBA with a Community Noise Level (CNEL) calculated at 63.8 CNEL at the proposed Project site[40].

Construction Noise Impact Analysis

Noise levels associated with the construction will vary with the different types of construction equipment. Table 4.13-1, *Typical Construction Equipment Noise Levels* identifies the level of noise generated by construction equipment.

[40] Noise Impact Study, Appendix L, pp. 18 & 19.

Table 4.13-1. Typical Construction Equipment Noise Levels

Type	Lmax (dBA) at 50 Feet
Backhoe	80
Grader, Dozer, Excavator, Scraper	85
Truck	88
Concrete Mixer	85
Pneumatic Tool	85
Pump	76
Saw, Electric	76
Air Compressor	81
Generator	81
Paver	89
Roller	74

Source: FTA Transit Noise and Vibration Impact Assessment Manual.

The City's criteria for determining if construction noise results in a significant CEQA impact is as follows:

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

Residential uses and sensitive receptors are located approximately 76-feet from the Project site's northern border and approximately 290-feet from the center of the site. Therefore, construction activities are required in accordance with Municipal Code Section 11.05.020 to be limited to weekdays between 7:00 a.m. and 6:00 p.m. and limit high-noise-generating construction activities (e.g., grading, demolition, pile driving) near sensitive receptors to weekdays between 9:00 a.m. and 3:00 p.m. Within implementation of the required construction limits as described in Municipal Code Section 11.05.020 the Project will be consistent with General Plan Policy NE 3.5.

2*) Construction noise levels exceed the levels identified in the latest version of the Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual.*

Construction noise will have a temporary or periodic increase in the ambient noise level above the existing within the Project vicinity. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels will be loudest during site preparation and grading phases. The construction noise levels are expected to range from 53.7 to 67.4 dBA Leq, at the closest sensitive receiver locations north of the site. The construction noise at that the nearest sensitive receiver locations will satisfy the reasonable daytime 80 dBA Leq significance threshold established by the *Federal Transit Administration Transit Noise and Vibration Impact Assessment*

Manual and nearby sensitive receiver locations would experience less than significant impacts due to Project construction noise levels.

On-Site Operational Noise Impacts

The Project's Noise Impact Study utilized the SoundPlan (SP) acoustic modeling software to determine the worst-case stationary noise impacts from the Project site at the closest receptor locations to the north. The SP Model included Rooftop Heating Ventilation & Air Conditioning (HVAC) units and vehicle movements in the parking and storage areas (1 car movement for parking space per hour).

The results of the SP Model indicate that sound levels at the closest receptors will range between 41 dBA and 44 dBA Leq. The anticipated change to the ambient noise level due to the Project's operations would be approximately 1 dBA, which is below the 3 dBA threshold.

Off-Site Operational Traffic Noise Impacts

According to Caltrans, the human ear is able to begin to detect sound level increases of 3 decibels (dB) in typical noisy environments.[41] A doubling of sound energy (e.g., doubling the volume of traffic on a highway) that would result in a 3-dBA increase in sound, would generally be barely detectable.

The Project expects to generate approximately 220 daily trips once operational.[42] It takes a doubling of traffic to create a +3 dBA noise impact. Primary site access is via I-15 which is a substantially trafficked road with a current daily traffic count of 152,000. The addition of 220 trips along the frontage road adjacent to I-15 would create a minimal noise increase of less than the 3 dBA significance threshold.

Conclusion

The Project's noise impacts will not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project more than standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

Threshold 4.13 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generate excessive ground-borne vibration or ground-borne noise levels?			✓	

***Significance Threshold**: The project may have a significant impact if it creates construction or operational vibration in excess of 0.20 PPV inch/second adjacent to or within one-quarter mile of sensitive receptors.*

[41] Caltrans, Traffic Noise Analysis Protocol, April 2020, p.7-1.

[42] Jurupa Valley Self-Storage VMT Screening, TJW Engineering, Inc., Appendix N.

Impact Analysis

This analysis focuses on the potential ground-borne vibration associated with vehicular traffic and construction activities. Ground-borne vibration levels from automobile traffic are generally overshadowed by vibration generated by heavy trucks that roll over the same uneven roadway surfaces. However, due to the rapid drop-off rate of ground-borne vibration and the short duration of the associated events, vehicular traffic-induced ground-borne vibration is rarely perceptible beyond the roadway right-of-way, and rarely results in vibration levels that cause damage to buildings in the vicinity. However, while vehicular traffic is rarely perceptible, construction has the potential to result in varying degrees of temporary ground vibration, depending on the specific construction activities and equipment used. Ground vibration levels associated with various types of construction equipment are summarized in Table 4.13-2.

Table 4.13-2 Vibration Source Levels for Construction Equipment

Equipment	PPV (in/sec) at 25 feet
Small bulldozer	0.003
Jackhammer	0.035
Loaded Trucks	0.076
Large bulldozer	0.089

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, September 2018.

The closest structure to the Project property line is minimally 67 feet from the property line. The estimated construction vibration level from a large bulldozer (worst case scenario) measured at 67-feet would create a vibration level of 0.03 in/sec which does not exceed the 0.2 in/sec threshold. [43]

Threshold 4.13 (c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			✓	

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

[43] Noise Impact Study, p. 26, Appendix L

Impact Analysis

The Project consists of a self-storage and RV storage facility and will not expose people to excessive aircraft noise. The nearest airport is Riverside Municipal Airport located approximately 5 miles southeast of the Project site. According to *Map RI-3, Noise Compatibility Contours Riverside Municipal Airport, Land Use Compatibility Plan*, the Project site is located outside of the 60 CNEL Noise Impact Zone. Standard building design and construction methods would provide adequate noise attenuation to comply with the indoor noise standard of 45 CNEL and thereby not expose workers or customers of the Project to excessive noise levels.[44]

4.14 Population And Housing

Threshold 4.14 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	

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

Impact Analysis

The Project would not directly result in population growth because it does not propose any residential dwelling units.

According to the General Plan, the City is a net exporter of jobs, with more residents working outside the City than non-residents working inside the City.[45] Thus, it is anticipated that new employees generated by the Project would be within commuting distance and would not generate needs for any housing.

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

Water and sewer service to the Project site will be provided by the Jurupa Community Services District. No additional water or sewer infrastructure will be needed to serve the Project other than connection to the existing water and sewer lines in the immediate vicinity of the Project site.

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[44] Riverside County Airport Land Use Commission, *Riverside Municipal Airport Land Use Compatibility Plan, Noise Compatibility Contours, December,2004.* Available at: http://www.rcaluc.org/Portals/13/PDFGeneral/plan/newplan/20-%20Vol.%201%20Riverside%20Municipal.pdf

[45] City of Jurupa Valley, General Plan Economic Sustainability Element, p. 11-3.

In addition, the analysis in Section **Error! Reference source not found.**, *Public Services*, of this Initial Study demonstrates that the impacts on public services are less than significant so the public service provider's ability to provide services will not be reduced.

Threshold 4.14 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

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

Impact Analysis

The Project site consists of undeveloped vacant land. Therefore, implementation of the Project would not displace a substantial number of existing housing, nor would it necessitate the construction of replacement housing elsewhere.

4.15 Public Services

Threshold 4.15 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?			✓	
2) Police protection?			✓	
3) Schools?			✓	
4) Parks?			✓	
5) Other public facilities?			✓	

Significance Threshold:

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

County Fire Protection Master Plan or similar performance standard document adopted by the Riverside County Fire Department.

2) ***Police**: The project cannot be served by existing Sheriff Department resources and new or altered sheriff facilities are required to serve the project.*
3) ***Schools**: As required by §65995 of the Government Code, a project is required to pay any applicable school district fee following protocol for impact fee collection required by that district. The payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services.*
4) ***Parks**: The project will result in creating park deficiencies in the area resulting in the need for new or altered park facilities that are not offset by the payment of development impact fees or the dedication of parkland.*
5) ***Other Public Facilities:** The project will result in creating deficiencies to other public facilities the area that are not offset by the payment of development impact fees.*

FIRE PROTECTION

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.15-1 The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.

PPP 4.15-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.

The Riverside County Fire Department provides fire protection services to the Project area. The Project would be primarily served by the Riverside County Eastvale Fire Station No. 27 located approximately 1.6 roadway miles west of the Project site at 7075 Hamner Avenue.

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

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

Furthermore, the Municipal Code requires payment of the Development Impact Fee to assist the City in providing for fire protection services.[46] Payment of the Development Impact Fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

The RCFD will require the Project to install a water tank and fire pump if secondary water source from existing water lines in the Riverbend community are unobtainable. This will be a Condition of Approval for the Project to include a secondary water source for fire suppression.

Based on the above analysis, with implementation of **PPP 4.14-1** and **PPP 4.14-2,** impacts related to fire protection are less than significant.

POLICE PROTECTION

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.15-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.

The Riverside County Sheriff's Department provides community policing to the Project area via the Jurupa Valley Station located at 7477 Mission Boulevard, Jurupa Valley, CA. The Project would increase the demand for police protection services. The Municipal Code requires payment of the Development Impact Fee to assist the City in providing for public services, including police protection services[47]. Payment of the Development Impact Fee would ensure that the Project provides its fair share of funds for additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project.

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

Based on the above analysis, with implementation of **PPP 4.15-2**, impacts related to police protection are less than significant.

[46] City of Jurupa Valley, *Municipal Code Chapter 3.75, Development Impact Fee*, June 10, 2020. Available at: *https://www.jurupavalley.org/168/Municipal-Code*

[47] Ibid.

SCHOOLS

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.15-3 Prior to the issuance of building permits, the Project Applicant shall pay required development impact fees to the Corona-Norco Unified School District following protocol for impact fee collection.

The Project proposes a mini-storage facility which would not directly create additional students to be served by the Corona-Norco Unified School District. However, the Project would be required to contribute fees to the Corona-Norco Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services.

PARKS

Impact Analysis

The Project will not create an additional need for housing thus directly increasing the overall population of the City and generating additional need for parkland and will have no impact on parks. Industrial projects per Municipal Code 7.25.020 E (1) are exempt from the payment of development impact fees related to parks.

OTHER PUBLIC FACILITIES

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.15-2 above is applicable to the Project.

The Municipal Code requires payment of the Development Impact Fee to assist the City in providing for public services. Payment of the Development Impact Fee would ensure that the Project provides fair share of funds for additional public services. These funds may be applied to the acquisition and/or construction of public facilities.[48]

Based on the above analysis, with implementation of **PPP 4.14-2** above, impacts related to other public facilities are less than significant.

[48] Ibid.

4.16 Recreation

Threshold 4.16 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓

***Significance Threshold**: The project proposes a General Plan Amendment which could result in an increase in population over that projected in the adopted General Plan and the project will result in an increase in the of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.*

Impact Analysis

The Project would not cause a substantial physical deterioration of any recreational facilities or would accelerate the physical deterioration of any recreational facilities because the Project does not propose residential dwelling units which would increase the population that would use parks and other recreational facilities. Industrial projects per Municipal Code 7.25.020 E (1) are exempt from the payment of development impact fees related to parks.

Threshold 4.16 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				✓

***Screening Criteria:** If the project is a non-residential project and does not include on-site or off-site recreational facilities it may be presumed to have no impact absent substantial evidence to the contrary.*

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

Impact Analysis

As noted in the response to Threshold 4.16(a) above, the Project does not propose any recreational facilities or require the construction or expansion of recreational facilities that might have an adverse effect on the environment. In addition, no offsite parks or recreational improvements are proposed or required as part of the Project.

4.17 Transportation

The following analysis is based in part on the following technical reports:

Jurupa Valley Self-Storage VMT Screening, TJW Engineering, Inc., dated August 9, 2023, and is included as Appendix N.

Threshold 4.17(a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?				✓

Significance Threshold: *A project that is inconsistent with the General Plan Mobility Element policies pertaining to the roadway network, pedestrian and bicycle facilities, equestrian and multi-purpose trails network, and public transit may have a significant impact.* ***Note: Level of Service (LOS) is not required to be analyzed under this threshold.***

Impact Analysis

The Project site is served by transit service by the Riverside Transit Agency (RTA). There is an existing RTA bus stops on 68th Street and Pats Ranch Road served by Route #3 with service along and a transfer station on Limonite Avenue with service to the Pedley Metrolink Station. The Project is not proposing any improvements that would interfere with current transit service. In addition, the Project will provide adequate pedestrian facilities, including upgrading the existing sidewalks along public streets abutting the site, as necessary.

Threshold 4.17(b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			✓	

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

Significance Threshold*:*

1. Project VMT Impacts:

A project would result in a significant project-generated VMT impact if the project-generated VMT exceeds the City's average VMT per service population (population plus employment). The City's average VMT per service population shall be the metric that is in effect at the time the

Notice of Preparation is published, or if no Notice of Preparation is required, at the time the environmental analysis is commenced.

2. *Cumulative VMT Impacts:*

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

Impact Analysis

Changes to California Environmental Quality Act (CEQA) Guidelines were adopted in December 2018, which require all lead agencies to adopt Vehicle Miles Traveled (VMT) as a replacement for automobile delay-based level of service (LOS) as the new measure for identifying transportation impacts for land use projects. This statewide mandate took effect July 1, 2020. Impacts related to LOS will be evaluated through the City's development review process apart from CEQA.

The *Jurupa Valley Traffic Impact Analysis Guidelines* provide several screening thresholds for determining if a VMT analysis is required. A project VMT analysis would not be required if a project is located in a Transit Priority Area (TPA) or a low VMT area, or if the project is a local serving retail project or other neighborhood use, including projects that generate fewer than 250 daily trips.

Vehicle Miles Traveled (VMT) Analysis:

The VMT Screening Assessment determined that the proposed project is forecast to generate a total of approximately 220 daily trips, including 18 trips during the AM peak hour and 23 trips during the PM peak hour. Therefore, the proposed project is forecast to generate fewer than 50 peak hour trips or 250 daily trips.

The proposed project satisfies the City-established screening criteria for project type and is presumed to result in a less than significant VMT impact.

Threshold 4.17(c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	

Significance Threshold (Geometric Design Feature): *A project that is inconsistent with the Improvement Standard Drawings for Road Standards maintained by the Public Works Department, may have a significant impact.*
Significance Threshold (Incompatible Use): *The Project would be incompatible with existing development in the surrounding area to the extent that it would create a transportation hazard.*

Impact Analysis

Access to the site is already in place from the I-15 frontage roadway running south from 68th street to the Project site. The Project is proposing the following street improvements that will meet City standards.

68th Street shall be improved to provide 59-ft half-width right-of-way along the Project frontage, provide a 30-ft paved section, and 29-ft parkway as shown previously in Figure 3.3-1. Improvements include, but are not limited to, sidewalk, repaving, restriping, driveway approach, parkway culvert, and streetlights.

In addition, the Project is a located in an area developed and planned development of commercial and residential uses. The Project would not be incompatible with existing development in the surrounding area to the extent that it would create a transportation hazard because of an incompatible use.

Threshold 4.17(d). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in inadequate emergency access?				✓

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

Impact Analysis

The Project would take access the driveway adjacent to the I-15 ROW running south from 68th Street. During the course of the preliminary review of the Project, the Project's transportation design was reviewed by the City's Engineering Department, County Fire Department, and County Sheriff's Department to ensure that adequate access to and from the site would be provided for emergency vehicles.

4.18 Tribal Cultural Resources

Threshold 4.18 (a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?				✓

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

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

Impact Analysis

Historic Context

Research identified the current Project area as a general location associated with Native American occupation and/or use during prehistoric and protohistoric periods. It is also an area associated with historic Mexican period rancho activity, American period ranching and farming activity, and, more recently, recreational activity.

The Project site has remained vacant and undeveloped.

Research and Conclusions

A record search was conducted at the University of California, Riverside, Eastern Information Center, Riverside, for the Project area. This search included a review of all recorded historic and prehistoric archaeological sites within a one-mile radius of the Project site. In addition, the California Points of Historical Interest (PHI), the listing of California Historical Landmarks (CHL), the California Register of Historic Resources Inventory (HRI) were checked. Historic maps were also reviewed.

The California Historical Resources Information System (CHRIS) Eastern Information Center (EIC) indicated that the Project site was included in a 3,860-acre study conducted in 1988 and no cultural resources had been observed within the boundaries of the site. The records search determined that 30 previous surveys were completed within a one-mile radius of the Project Site. The EIC records search and literature review revealed seven (7) cultural resources recorded within ½ mile of the Project Area. Of these all date to the 20th Century with three of the properties representing dairies and one (1) isolate of post-1963 origin. (*Phase 1 Cultural Resources Assessment*, Appendix C)

None of the recorded resources will be impacted by the proposed Project. In addition, research failed to identify any National Register of Historic Places properties; no California State Landmarks; no California Register of Historical Resources; nor any California Points of Historical Interest in the immediate vicinity of the Project site.

Threshold 5.18 (b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?		✓		

Tribal Cultural Resources consist of the following:

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

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

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

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

3. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 Consultation

Native American scoping, pursuant to the requirements of Assembly Bill (AB) 52, was initiated by a request of the Native American Heritage Commission for a Sacred Lands File search and AB 52 contacts list on September 7, 2018. The NAHC responded by letter on September 24, 2018. The NAHC has no evidence that sacred lands are present on the Project site

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

The Planning Department notified the following California Native American Tribes per the requirements of AB52:

- Gabrieleño Band of Mission Indians – Kizh Nation
- Soboba Band Luiseño Indians

- San Manuel Band of Mission Indians
- Yuhaaviatam of San Manuel Nation

SB 18 Consultation

SB 18 requires local (city and county) governments to consult with California Native American tribes to aid in the protection of traditional tribal cultural places ("cultural places") through local land use planning. SB 18 requires local governments to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. These consultation and notice requirements apply to adoption and amendment of both general plans (defined in Government Code §65300 et seq.) and specific plans (defined in Government Code §65450 et seq.). If a lead agency determines that a project may cause a substantial adverse change to tribal cultural resources, the lead agency must consider measures to mitigate that impact. Pub. Res. Code § 20184.3 (b)(2) provides examples of mitigation measures that lead agencies may consider to avoid or minimize impacts to tribal cultural resources may include avoidance and preservation of the resources in place, treating the resource with culturally appropriate dignity, or permanent conservation easements or other interests in real property.[49]

As required by SB18, the City sent SB18 notification letters to the following tribes identified by the Native American Heritage Commission (NAHC) as having traditional lands or cultural places located within the boundaries of Riverside County or project region. The results of both the AB52 and SB18 processes are shown on **Table 4.18-1**.

Table 4.18-1 Summary of AB52 and SB18 Consultation Process

Tribe	AB52 Notice	SB18 Notice	Result
Agua Caliente Band of Cahuilla Indians		✓	No response.
Augustine Band of Cahuilla Indians		✓	No response
Cabazon Band of Mission Indians		✓	No response
Cahuilla Band of Mission Indians		✓	No response
Gabrieleno Band of Mission Indians-Kizh Nation	✓	✓	City unable to reach agreement
Gabrielino-Tongva Tribe		✓	No response
Gabrielino Tongva Indians of California Tribal Council		✓	No response
Gabrielino/Tongva Nation		✓	No response
Gabrieleno/Tongva San Gabriel Band of Mission Indians		✓	No response

[49] Ibid.

Tribe	AB52 Notice	SB18 Notice	Result
Juaneno Band of Mission Indians Acjachemen Nation Belardes		✓	No response
Los Coyotes Band of Cahuilla and Cupeno Indians		✓	No response
Morongo Band of Mission Indians	✓	✓	No response
Pala Band of Mission Indians		✓	No response
Pechanga Band of Luiseno Indians		✓	No response
Quechan Tribe of the Fort Yuma Reservation (Quechan Indian Tribe)		✓	No response
Ramona Band of Luiseno Indians		✓	No response
Rincon Band of Luiseno Indians		✓	No response
Santa Rosa Band of Cahuilla Indians		✓	No response
Soboba Band of Luiseno Indians	✓	✓	Mutual agreement with City on proposed mitigation measures and PPPs.
Torres Martinez Desert Cahuilla Indians		✓	No response
Yuhaaviatam of San Manuel Nation (formerly San Manuel Band of Mission Indians)	✓	✓	No response

As required by SB18, the City sent SB18 notification letters to the tribes identified by the Native American Heritage Commission (NAHC) as having traditional lands or cultural places located within the boundaries of Riverside County or project region.

As a result of the SB18 and AB52 consultation process, the following mitigation measures are required:

Mitigation Measure(s)

MM- TCR-1: Native American Monitoring Agreement. Prior to the issuance of a grading permit, the Permit Applicant shall enter into a Monitoring Agreement with the Consulting Tribe(s) for Native American Monitor(s) to be onsite during ground disturbing activities allowed by the grading permit. A Consulting Tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Public Resources Code §21080.3.1(b). Ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching.

The Monitoring Agreement shall include, but is not limited to, the following provisions:

a) Provide a minimum of 30 days advance notice to the Consulting Tribe(s) of all ground disturbing activities.
b) Conduct a Pre-Grade Meeting with the Project archeologist, Consulting Tribe(s), and grading contractor(s).
c) In conjunction with the Archaeological Monitor(s) required by Mitigation Measure **MM-CR-1** under Section 4.5, Cultural Resources, of the Initial Study/Mitigated Negative Declaration for MA20269, the Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.
d) The onsite monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Native American Tribal Monitor(s) have indicated that all upcoming ground disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources.

The Project Proponent shall submit a fully executed copy of the Monitoring Agreement to the City of Jurupa Valley Planning Department to ensure compliance with this mitigation measure. If there are multiple Consulting Tribes involved, a separate Monitoring Agreement is required for each. The Monitoring Agreement shall not modify any condition of approval or mitigation measure.

MM-TCR-2: Unanticipated Discovery*:* The Permit Applicant or any successor in interest shall comply with the following for the life of the grading permit. If, during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:

a) Ground disturbing activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. Ground disturbing activities are allowed on the remainder of the Project Site.

b) In the event the unanticipated discovery includes human remains and/or cremations no photographs are to be taken except by the coroner, with written approval by the Consulting Tribes(s).

c) The Consulting Tribe(s), the Project Archaeologist (retained by the Permit Applicant under Mitigation Measure **MM-CR-1,** *Retain Professional Archaeologist*, of this Initial Study/Mitigated Negative Declaration document for MA20269, and the City of Jurupa Valley Community Development Department shall meet and confer, and discuss the find with respect to the following:

1. Determine if the resource is a Tribal Cultural Resource as defined by Public Resources Code §21074, if so:
2. Determine if the resource is listed or eligible for listing in the California Register on a “Local register of historical or resources” pursuant to Public Resources Code §5020.1 (k); or

3. Pursuant to Public Resources Code § 5024.1 (c) as it pertains to the Consulting Tribe(s): (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage, (2) Is associated with the lives of persons important in our past, (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values, or (4) Has yielded, or may be likely to yield, information important in prehistory or history.

d) If the resource(s) are Native American in origin [and not a historical resource as defined by Public Resources Code §5020.1 (k) or §5024.1 (c)], the Consulting Tribe will retain it/them in the form and/or manner the Consulting Tribe (s) deems appropriate, for educational, cultural and/or historic purposes. If multiple Consulting Tribes (s) are involved, and a mutual agreement cannot be reached as *to the form and manner of disposition of the resource(s), the City shall request input from the Native American Heritage Commission and render a final decision.*

e) If the resource(s) is both a tribal cultural resource and a historic resource, the Project Archaeologist, the Consulting Tribe (s), and the City of Jurupa Valley Planning Department shall meet and confer and discuss the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural and historic resource. Treatment, at a minimum, shall be consistent with Public Resources Code § 21084.3 (b). The appropriate treatment shall be prepared in conjunction with the Archaeological Treatment plan required by Mitigation Measure **MM-CR-2** of the Initial Study/Mitigated Negative Declaration for MA20269. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

MM-TCR-3: Final Report*:* If a Tribal cultural resource is also a historic resource defined above, the resource shall be included in the Final Report required by Mitigation Measure **MM-CR-2** of the Initial Study/Mitigated Negative Declaration for MA20269.

4.19 Utilities And Service Systems

The following analysis is based in part on the following technical reports:

Preliminary WQMP, W.H. Civil, dated September 21, 2024, included as Appendix J.

First Renewal Water and Sewer Availability Letter (Will Serve), Jurupa Community Services District, dated September 25, 2023, included as Appendix K

Preliminary Hydrology Study, W.H. Engineering Group, dated March 6, 2024, included as Appendix G.

Jurupa Valley Storage Air Quality and Greenhouse Gas Impact Study, MD Acoustics, dated January 10, 2024, included as Appendix A.

Threshold 4.19 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✓	

Significance Threshold: *A significant impact may occur if the if the installation of water, wastewater treatment, storm water drainage, electric power, natural gas, telecommunication facilities impacts any of the environmental topics in this Initial Study to a degree that impacts cannot be mitigated to less than significant levels.*

Impact Analysis

Water Service

The Project will connect to the existing water service available from two locations near the site. The first is an existing 18-inch waterline at 68th Street west of Pats Ranch Road and the second location an existing 8-inch waterline at the intersection of Cove Way and Tributary Way.

Sewer Service

The Project will connect to the existing sewer service available from two locations near the site. The first is an existing 16-inch diameter sewer line in approximately 800-feet north of the Project site and the second location an existing 12-inch diameter sewer line at the intersection of Cove Way and Tributary Way.

Storm Drainage Improvements

The proposed drainage pattern will mimic the existing patterns, directing runoff to the Santa Ana River located south of the site. The Project's drainage plan includes a series of storm drains and pipes with Bioretention basin, for water quality located under the parking area of the site. All retained water will be then pumped offsite at 85% of the existing condition at 1.912 cubic feet per second (cfs).[50]

Electric Power Facilities

The Project will connect to the existing Southern California Edison electrical distribution facilities available in the vicinity of the Project site.

Natural Gas Facilities

The Project will connect to the existing Southern California Gas natural gas distribution facilities available in the vicinity of the Project site.

[50] Hydrology Study, W.H. Engineering Group. Appendix G.

Telecommunication Facilities

Telecommunication facilities include a fixed, mobile, or transportable structure, including, all installed electrical and electronic wiring, cabling, and equipment, all supporting structures, such as utility, ground network, and electrical supporting structures, and a transmission pathway and associated equipment in order to provide cable TV, internet, telephone, and wireless telephone services to the Project site. Services that are not provided via satellite will connect to existing facilities maintained by the various service providers.

Conclusion

The installation of the facilities at the locations as described above are evaluated throughout this Initial Study. In instances where impacts have been identified, **Plans, Policies, Programs (PPP) or Mitigation Measures (MM)** are required to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this Initial Study would not be required.

Threshold 4.19 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple years?			✓	

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

Impact Analysis

Water service would be provided to the Project site by Jurupa Community Services District (JCSD). The Project will connect to the existing water service available from two locations near the site. The first is an existing 18-inch waterline at 68th Street west of Pats Ranch Road and the second location an existing 8-inch waterline at the intersection of Cove Way and Tributary Way.

The Project's water demand at 40.13 ac.ft./year was estimated from the *"Will Serve Letter"* found in Appendix K. JCDS current water supply has sufficient capacity to meet its long-term current customers' needs per the 2020 Urban Water Management Plan, and its short-term current customers' needs and that of the proposed development.

Threshold 4.19 (c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	

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

Impact Analysis

Wastewater treatment service would be provided to the Project site by Jurupa Community Services District (JCSD). JCSD maintains 4 MGD capacity rights in the City of Riverside Regional Wastewater Treatment Plant facilities, which will expand to 5 MGD in the year 2030. The Project is estimated to produce an average waste flow of 0.00358 MGD. The Project received a Water and Sewer Will Serve Letter from JCSD that states that sewer service is available from the existing 16-inch diameter sewer line in approximately 800-feet north of the Project site and the second location an existing 12-inch diameter sewer line at the intersection of Cove Way and Tributary Way and the JCSD has sufficient capacity to meet the needs from the proposed development.

Threshold 4.19 (d). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generate solid waste more than State or local standards, or more than the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	

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

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.19-1 Prior to the issuance of building permits, the Project applicant shall submit a construction waste management plan in compliance with Section 4.408 of the 2013 California Green Building Code Standards.

Solid waste from Jurupa Valley is transported to the Robert A. Nelson Transfer Station and Material Recovery Facility at 1830 Agua Mansa Road. From there, recyclable materials are transferred to third-party providers, and waste materials are transported to various landfills in Riverside County. Solid waste generated during long-term operation of the Project would primarily be disposed at the Badlands Sanitary Landfill and/or El Sobrante Landfill. Table 4.19-1 describes the capacity and remaining capacity of these landfills.

Table 4.19-1. Capacity of Landfills Serving Jurupa Valley

Landfill	Capacity (cubic yards)	Remaining Capacity (cubic yards)	Estimated Closure Date
Badlands Sanitary Landfill	82,300,000	7,800,000	1/1/2059
El Sobrante Landfill	209,910,000	143,977,170	1/1/2051

Source: CalRecycle, SWIS Facility/Site Activity Details website, January 2025.

Construction Related Impacts

The California Green Building Standards Code ("CAL Green'), requires all newly constructed buildings to prepare a Waste Management Plan and divert construction waste through recycling and source reduction methods. The City of Jurupa Valley Building and Safety Department reviews and approves all new construction projects required to submit a Waste Management Plan. Mandatory compliance with CAL Green solid waste requirements as required by **PPP 4.19-1** will ensure that construction waste impacts are less than significant.

In addition, as shown in Table 4.19-1 above, the landfills serving the Project site receive well below their maximum permitted daily disposal volume and demolition and construction waste generated by the Project is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Furthermore, none of these regional landfill facilities are expected to reach their total maximum permitted disposal capacities during the Project's construction period. As such, these regional landfill facilities would have sufficient daily capacity to accept construction solid waste generated by the Project.

Operational Related Impacts

Based on solid waste generation usage obtained from the Project's *CalEEMod Datasheets from the Project's Air Quality & GHG Assessment* (Appendix A), the Project would generate approximately 128 tons of solid waste per year or 0.35 tons per day. Table 14.19-2 compares the Project's waste generation against the remaining landfill capacity.

Table 4.19-2: Project Waste Generation Compared to Landfill Daily Throughput

Landfill	Landfill Daily Throughput (tons per day)	Project Waste (tons per day)	Project Percentage of Daily Throughput
Badlands Sanitary Landfill	5,000	0.35	0.007%
El Sobrante Landfill	16,054	0.35	0.002%

As shown on Table 4.19-2, the Project's solid waste generation will add a minimal amount of additional solid waste of the remaining capacity of the Badlands Sanitary Landfill or the El Sobrante Sanitary Landfill. As such, the Project is not anticipated to cause these landfills to exceed their remaining capacities.

Threshold 4.19 (e). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.19-1 shall apply.

The City compels its waste hauler to comply with Assembly Bill 341 (Chapter 476, Statutes of 2011), as amended by Senate Bill 1018, which became effective July 1, 2012 by providing the necessary education, outreach and monitoring programs and by processing the solid waste from the City's industrial customers through its waste hauler's material recovery facility. The Project would be required to coordinate with the waste hauler to develop collection of recyclable materials for the Project on a common schedule as set forth in applicable local, regional, and State programs.

4.20 Wildfire

Threshold 4.20 (e). Wildfire.	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Is the project located in or near state responsibility areas or lands classified as very high fire hazard severity zones?				✓

Screening Criteria*: If the project site is* ***not*** *located in or near state responsibility area as shown on the State Responsibility Area Viewer maintained by the Board of Forestry and Fire Protection or within a High Fire Hazard Severity Zone as shown in General Plan Figure 8-11: Wildfire Severity Zones in Jurupa Valley, it may be presumed to have no impact absent substantial evidence to the contrary.*

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

a) *Impair an adopted emergency response plan or emergency evacuation plan?*

b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire: risks, and thereby expose project' occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

c) *Require the. installation or maintenance of associated; infrastructure ; (such as roads, fuel breaks, emergency water sources, power lines or other utilities).that may exacerbate fire risk or that may result in temporary or ongoing. impacts to the environment.*

d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

Impact Analysis

A wildfire is a nonstructural fire that occurs in vegetative fuels, excluding prescribed fire. Wildfires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition resistant. As stated in the State of California's General Plan Guidelines: "*California's increasing population and expansion of development into previously undeveloped areas is creating more 'wildland-urban interface' issues with a corresponding increased risk of loss to human life, natural resources, and economic assets associated with wildland fires*." To address this issue, the state passed Senate Bill 1241 to require that General Plan Safety Elements address the fire severity risks in State Responsibility Areas (SRAs) and Local Responsibility Areas (LRAs).

According to General Plan Figure 8-11*, Wildfire Severity Zones in Jurupa Valley,* the Project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. As such, Thresholds 4.20 (a) through 4.20 (d) below require no response.

Threshold 4.20 (a) Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantially impair an adopted emergency response plan or emergency evacuation plan?	N/A	N/A	N/A	N/A

Threshold 4.20 (b) Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	N/A	N/A	N/A	N/A

Threshold 4.20 (c) Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	N/A	N/A	N/A	N/A

Threshold 4.20 (d) Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Expose people or structures to significant risks, including downslope or downstream flooding or landslides, because of runoff, post-fire slope instability, or drainage changes?	N/A	N/A	N/A	N/A

4.21 Mandatory Findings Of Significance

Threshold 4.21(a) Does the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓		

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

Impact Analysis

As indicated in this Initial Study, biological resources, cultural resources, paleontological resources, and tribal cultural resources may be adversely impacted by Project development. The following mitigation measures are required to reduce impacts to less than significant levels.

- **BIO-1:** Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection
- **BIO-2:** Nesting Bird Protection
- **BIO-3:** Riparian/Riverine Resources Avoidance Area (DEED RESTRICTION) Protective Measure
- **BIO-4:** Riparian Bird Avoidance Measure
- **BIO-5** Invasive & Non-native Plants
- **BIO-6** Nighttime Lighting
- **BIO-7** Operational Noise Levels
- **BIO- 8** MSHCP Best Management Practices (BMPs)
- **CR-1:** Archaeological Monitoring
- **CR-2:** Archeological Treatment Plan
- **CR-3:** Final Report
- **TCR-1:** Native American Monitoring Agreement
- **TCR-2:** Unanticipated Discovery
- **TCR-3:** Final Reporting

Threshold 4.21 (b) Does the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		✓		

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

The cumulative impacts analysis provided here is consistent with §15130(a) of the CEQA Guidelines, in which the study of cumulative effects of a project is based on two determinations:

- Are the combined impact of this project and other projects significant?
- If so, is the project's incremental effect cumulatively considerable, causing the combined impact of the projects evaluated to become significant? The cumulative impact must be analyzed only if the combined effects are significant, and the Project's incremental effect is found to be cumulatively considerable (CEQA Guidelines 15130(a)(2) and (3)).

The analysis of potential environmental impacts in Section 4.0, Environmental Analysis, of this Initial Study concluded that the Project would have no impact or a less than significant impact for all environmental topics, except Biological Resources, Cultural Resources, Tribal Cultural Resources, and Utilities and Service Systems (installation of facilities that involves disturbance of previously undisturbed land). For these resources, Mitigation Measures are required to reduce impacts to less than significant levels as discussed below.

Biological Resources

As discussed in Section 4.4, Biological Resources, of this Initial Study, future development will impact the available biological resources present on the site. All the vegetation will be removed during future construction activities. However, because construction may not occur immediately, the potential exists for colonization of burrowing owls in the days or weeks preceding ground disturbing activities. Additionally, clearing and ground disturbance has a potential to impact nesting birds. Therefore, Mitigation Measures **MM-BIO-1: Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection**, **MM-BIO-2: Nesting Bird Protection** are required.

Development activities will also impact wildlife, and those with limited mobility (i.e., small mammals and reptiles) will experience increases in mortality during the construction phase. More mobile species (i.e., birds, large mammals) will be displaced into adjacent areas and will likely experience minimal impacts. However, the Burrowing Owl and Nesting Birds are known to be located within the regional area. Due to their transient nature, they have the potential to inhabit the site in the future. Therefore, Mitigation Measures **BIO-1**, and **BIO-2,** are required to ensure any impacts remain less than significant.

Development of the Project has the potential to impact riparian and riverine habitats and species therefore Mitigation Measures **MM BIO-3: Riparian/Riverine Resources Avoidance Area (DEED RESTRICTION) Protective Measure** and **MM BIO-4: Riparian Bird Avoidance Measure** are required to ensure impacts remain than significant.

The Project site is located adjacent to existing and proposed MSHCP Conservation Areas and therefore Mitigation Measures **MM-BIO-5 Invasive & Non-native Plants, MM-BIO-6 Nighttime Lighting, MM-BIO-7 Operational Noise Levels,** and **MM-BIO- 8 MSHCP Best Management Practices (BMPs)** are required to ensure impacts remain than significant.

Overall, the loss of areas of disturbed unvegetated and areas dominated by non-native ruderal species is not expected to have a significant cumulative impact on the overall biological resources in the region. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Cultural Resources

As discussed in Section 4.5, Cultural Resources, of this Initial Study, the records search, and recently conducted area field surveys did not identify any cultural resources, including historic and prehistoric sites or historic-period buildings within the project site boundaries. Research results, combined with surface conditions, have failed to indicate sensitivity for buried cultural resources. No additional cultural resources work or monitoring is necessary during proposed activities associated with the development of the earthmoving activities. If previously undocumented cultural resources are identified during earthmoving activities, in that case, a

qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation, if necessary, as required by Mitigation Measures **CR-1 through CR-3.** Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Tribal Cultural Resources

As discussed in Section 4.18, Tribal Cultural Resources, of this Initial Study, construction and operation of the Project would include activities limited to the confines of the Project site. The tribal consultation conducted through the SB-18 and AB5-2 consultation processes determined that the Project is unlikely to adversely affect tribal cultural resources by implementing Mitigation Measures **TCR-1 through TCR-3**. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Utilities and Service Systems

As discussed in Section 4.19, Utilities and Service Systems, of this Initial Study, the installation and construction of the sewer, water, storm drainage facilities described below will result in earth moving that may impact Biological Resources, Cultural Resources, and Tribal Cultural Resources. Potential impacts to these resources are mitigated by Mitigation Measures **BIO-1, BIO-2, BIO-4, BIO-8, CR-1, CR-2, CR-3,** and **TCR-1 through TCR-3**. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

In instances where impacts have been identified, the Plans, Policies, or Programs were applied to the Project based on federal, state, or local law currently in place that effectively reduces environmental impacts, or Mitigation Measures are required to reduce impacts to less than significant levels. Therefore, potential adverse environmental impacts of the Project, in combination with the impacts of other past, present, and future projects, would not contribute to cumulatively significant effects.

Threshold 4.21 (c) Does the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

***Significance Threshold**: If the Plans, Policies, or Programs (PPPs), Project Design Features (PDFs), or Mitigation Measures identified in the Initial Study prepared for the project do not reduce potentially significant impacts related to Aesthetics, Agriculture and Forestry Resources, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Transportation, Utility and Service Systems, and Wildfire to a less than significant level, impacts are considered to be significant.*

Under this threshold, the types of impacts analyzed consist of those that affect human health and well-being. As indicated by this Initial Study, the Project may cause or result in certain potentially significant environmental impacts that directly affect human beings for construction noise. The construction noise levels are expected to range from 53.7 to 67.4 dBA Leq at the closest sensitive receiver locations north of the site. The construction noise analysis shows that the nearest sensitive receiver locations will satisfy the reasonable daytime 80 dBA Leq

significance threshold established by the *Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual* and nearby sensitive receiver locations would experience less than significant impacts due to Project construction noise levels.

5.0 MITIGATION MONITORING REPORTING PROGRAM

PROJECT NAME: MA20269 I-15 Self Storage Project

DATE: September 4, 2025

PROJECT MANAGER: Reynaldo Aquino, Senior Planner

PROJECT DESCRIPTION: The Project proposes a General Plan Amendment (GPA), Open Space-Recreation (OS-R) to Commercial Retail (CR), and a Change of Zone (CZ) from Watercourse Watershed and Conservation Areas (W-1) to General Commercial (C-1/C-P) for the northwest portion of the site approximately 14.27-acres, a Tentative Parcel Map (TPM), Conditional Use Permit (CUP) for mini-warehouse, and a Site Development Permit are also required.

The proposed project includes a 136,035 square-foot self-storage facility (Mini-Warehouse) with a 670 square-foot office space, and 77 recreational vehicle parking (Trailer & Boat Storage). The proposed access point for this development will primarily be a private road that stretches approximately 2,000 feet from 68th street to the proposed self-storage facility The Project is mapped on the U.S. Geological Survey San Bernardino Principal Meridian 7.5-minute topographical quadrangle in Section 00, Range 6 West, Township 2 South. (See Figure 3.1- *Vicinity Location Map,* Figure 3.2-1 *Site Plan Lot 1*, Figure 3.2-2 *Road Access Lot 1,* and Figure 3.3- *Open Space Lot 2*).

PROJECT LOCATION: The Project proposes a General Plan Amendment (GPA), Open Space-Recreation

(OS-R) to Commercial Retail (CR), and a Change of Zone (CZ) from Watercourse Watershed and Conservation Areas (W-1) to General Commercial (C-1/C-P) for the northwest portion of the site approximately 14.27-acres, a Tentative Parcel Map (TPM), Conditional Use Permit (CUP) for mini-warehouse, and a Site Development Permit are also required.

The proposed project includes a 136,035 square-foot self-storage facility (Mini-Warehouse), a 670 square-foot office space, and 77 recreational vehicle parking (Trailer & Boat Storage). The proposed access point for this development will primarily be a private road that stretches approximately 2,000 feet from 68th street to the proposed self-storage facility.

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

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

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

Any applicable Plans, Policies, or Programs (PPP) were assumed and accounted for in the assessment of impacts for each issue area. Mitigation Measures were formulated only for those issue areas where the results of the impact analysis identified significant impacts. All three types of measures described above will be required to be implemented as part of the Project.

Continued on Next Page

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
AESTHETICS			
PPP 4.1-1 As required by Municipal Code Section 9.145.050 the maximum height of all structures, including buildings, shall be thirty-five (35) feet at the yard setback line. Any portion of a structure that exceeds thirty-five (35) feet in height shall be set back from each yard setback line not less than two (2) feet for each one (1) foot in height that is in excess of thirty-five (35) feet. All buildings and structures shall not exceed fifty (50) feet in height, unless a height up to seventy-five (75) feet for buildings, or one hundred and five (105) feet for other structures is specifically permitted under the provisions of Section 9.240.370.	Community Development Department	Prior to the issuance of building permits	
PPP 4.1-2 Municipal Code Section 9.240.470. – Mini-warehouses, Development Standards establish requirements for but not limited to: setbacks, walls, surface coverings, roofing, lighting, gates, landscaping, caretaker's residence, prohibited materials, and prohibited facilities**.**	Community Development Department	Prior to the issuance of building permits	
PPP 4.1-3 As required by Jurupa Valley Municipal Code section 7.50.010, all utilities serving and within the Project site shall be placed underground unless exempted by this section.	Community Development Department	Prior to the issuance of occupancy permits	
PPP 4.1-4 All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106 or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.	Community Development Department	Prior to the issuance of building permits	
MM-BIO-6 Nighttime Lighting: Prior to issuance of any building permits Project plans shall demonstrate that all night lighting will be directed away from the onsite and offsite riparian/riverine resources and adjacent MSHCP Conservation Areas to protect species from direct nighttime lighting. If nighttime lighting is required, shielding will be incorporated in the design to ensure ambient nighttime lighting does not exceed that of pre-project conditions as a result of light spill from the project site. The RV Self-Storage Facility will be responsible for	Community Development Department Engineering Department	Prior to the issuance of building permits and during operation	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
maintaining the lighting in perpetuity, and any lighting issues will be addressed within 30 days of receiving input from the RCA**.**			
AIR QUALITY			
PPP 4.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.	Public Works and Engineering Department	During grading	
PPP 4.3-2 The Project is required to comply with the provisions of South Coast Air Quality District Rule 431.2, "*Sulphur Content and Liquid Fuels*." The purpose of this rule is to limit the sulfur content in diesel and other liquid fuels for the purpose of both reducing the formation of sulfur oxides and particles during combustion and to enable the use of add-on control devices for diesel fueled internal combustion engines.	Building & Safety Department	During construction	
PPP 4.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113*, "Architectural Coatings*" Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings.	Building & Safety Department Engineering Department Community Development Department	During construction and on-going	
PPP 4.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 *"PM10 Emissions from Paved and Unpaved Roads and Livestock Operations"* and Rule 1186.*1, "Less-Polluting Street Sweepers*." Adherence to Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.	Building & Safety Department Engineering Department Community Development Department	During construction and on-going	
PPP 4.3-5 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.	Community Development Department	On-going	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
BIOLOGICAL RESOURCES			
PPP 4.4-1 The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) as required by Municipal Code Chapter 3.80. **PPP's 4.9-1** in Section 4.9, *Hazards and Hazardous Materials* **PPP's 4.10-1 through PPP 4.10-3** in Section 4.10, *Hydrology and Water Quality* shall apply.	Community Development Department	Prior to the issuance of a grading permit	
MM- BIO-1: Pre-construction Burrowing Owl / Burrowing Owl Protection A 30-day pre-construction survey for burrowing owls is required prior to future ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities, the Project proponent will immediately inform the Western Riverside County Regional Conservation Authority (RCA) and the Wildlife Agencies and will need to coordinate in the future with the RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure that burrowing owls have not colonized the site since it was last disturbed. If burrowing owls are found, the same coordination described above will be necessary.	Community Development Department Engineering Department	Prior to the issuance of a grading permit	
MM- BIO-2: Nesting Bird Protection. As feasible, vegetation clearing should be conducted outside of the nesting season, which is generally identified as February 1 through September 30. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including disking, vegetation grubbing, and grading. If active nests are identified, the biologist shall establish suitable buffers around the nests,	Community Development Department Engineering Department	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. The biological monitor shall visit the site at a minimum of once per week during the ground disturbing activities to ensure all fencing is in place and no nesting birds are being impacted.			
MM BIO-3: Riparian/Riverine Resources Avoidance Area (DEED RESTRICTION) Protective Measure. Prior the issuance a grading permit avoidance of MSHCP riparian/riverine resources, referred to as "Riparian/Riverine Avoidance Area on Exhibit E of the JPR Findings document dated December 19, 2024, will be placed under a deed restriction.	Community Development Department Engineering Department	Prior to the issuance of a grading permit	
MM BIO-4: Riparian Bird Avoidance Measure. To avoid indirect impacts, project construction and site preparation activities including but not limited to vegetation clearing and grubbing within 300 feet of Section 6.1.2 riparian/riverine bird (specifically least Bell's vireo [LBV], southwestern willow flycatcher [SWFL], and yellow-billed cuckoo [YBCU]) habitat will be conducted outside of the LBV/SWFL/YBCU breeding season (March 15 to September 30). If construction activities must occur during the LBV/SWFL/YBCU breeding season, preconstruction surveys to determine if each of the species occurs within 300 feet of project construction, will occur once a week for three consecutive weeks within the breeding season, with the last visit no more than 3 days prior to commencement of construction activities. The preconstruction survey visits for LBV/SWFL/YBCU will be conducted by a qualified biologist familiar with each of the species' vocalizations characteristic of adults and juveniles. Surveys will be conducted between dawn and 11AM. Surveys will not be conducted during periods of excessive or abnormal cold, heat, wind, rain, or other inclement weather that individually or collectively may reduce the likelihood of detection. Surveys will not cover more than 3 linear kilometers (2 miles) or more than 50 hectares (123 acres) of habitat on any given day. Prior to performing the preconstruction surveys, a map	Community Development Department Engineering Department	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
will be created illustrating the LBV/SWFL/YBCU habitat and all detections of LBV/SWFL/YBCU will be mapped. Directly following the preconstruction surveys, weekly clearance surveys will be performed following the same methodology stated above for the preconstruction surveys. All detections of LBV/SWFL/YBCU are to be mapped with behavior tracked across detections/sightings. The qualified biologist must have experience with nesting ecology and behavior of each of the Section 6.1.2 riparian/riverine bird species to determine pre-nesting/nesting behavior. The MSHCP does not provide "take" of LBV/SWFL/YBCU which includes negatively modifying foraging and nesting behavior. If at any time it is determined by the qualified biologist that construction activities are negatively affecting LBV/SWFL/YBCU, including modification of behavior, work will be halted and CDFW and USFWS will be contacted on next steps. Daily noise monitoring will be required during the breeding season. A qualified biological monitor must be present to measure noise levels at the edge of all suitable habitat and work shall cease if, at any time, noise levels exceed the existing noise levels of 63.5 dBA. Noise monitoring will continue throughout the breeding season or until construction activities have halted within 300 feet of LBV/SWFL/YBCU habitat. CDFW and USFWS shall be contacted on next steps if the project not able to reduce the noise. Construction activities during the breeding season will be limited to the hours of 8AM to 7PM.			
MM-BIO-5 Invasive & Non-native Plants: Prior to issuance of any building permits, landscaping plans shall demonstrate that invasive, non-native plant species shall not be used as landscaping materials on the site. Table 6-2 of Volume 1 of the MSHCP (Plants That Should Be Avoided Adjacent to the MSHCP Conservation Area) lists the plants that shall be avoided. This measure shall be implemented to the satisfaction of the City Community Development Director	Community Development Department Engineering Department	Prior to the issuance of a building permits	
MM-BIO-6 Nighttime Lighting: Prior to issuance of any building permits Project plans shall demonstrate that all night lighting will be directed	Community Development Department	Prior to the issuance of a building permits	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
away from the onsite and offsite riparian/riverine resources and adjacent MSHCP Conservation Areas to protect species from direct nighttime lighting. If nighttime lighting is required, shielding will be incorporated in the design to ensure ambient nighttime lighting does not exceed that of pre-project conditions as a result of light spill from the project site. The RV Self-Storage Facility will be responsible for maintaining the lighting in perpetuity, and any lighting issues will be addressed within 30 days of receiving input from the RCA.	Engineering Department		
MM-BIO-7 Operational Noise Levels: Prior to issuance of any building permits, development of the Project shall demonstrate that exterior noise levels in the open space will not exceed the City's residential noise standards. The goal of this measure is to protect wildlife inhabiting and/or foraging along this reach of the Santa Ana River and adjacent MSHCP Conservation Areas to the site so they will not be subject to noise that exceeds residential noise standards.	Community Development Department Engineering Department	Prior to the issuance of a building permits	
MM-BIO- 8 MSHCP Best Management Practices (BMPs): Prior to issuance of a grading permit the developer is required to implement the following BMPs: • A qualified biologist shall be required to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished. • Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.	Community Development Department Engineering Department	Prior to the issuance of a grading permits	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
• The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible. • The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work. • Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern. • Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7. • When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments offsite. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream. • Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas. • Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks. • The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint. • The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species. • Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible. • To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s). • Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
CULTURAL RESOURCES			
PPP 4.5-1 The project is required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq.	Public Works and Engineering Department	Prior to the issuance of grading permits and during construction	
MM- CR-1: Archaeological Monitoring. Prior to issuance of grading permits, the Permit Applicant shall provide evidence to the City of Jurupa Valley Community Development Department that a qualified professional archaeologist (Professional Archaeologist) that is listed on the City of Jurupa Valley Cultural Resources Consultant List or the Cultural Resource Consultant List maintained by the County of Riverside Planning Department, has been contracted to implement Archaeological Monitoring for the area of impact for the Project. Monitoring shall be conducted in coordination with the Consulting Tribe(s), defined as a Tribe that initiated the tribal consultation process for the Project as provided for in Public Resources Code §21080.3.1(b) ("AB52") and has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City. Monitoring shall address the details of all ground-disturbing activities and provides procedures that must be followed to avoid or reduce potential impacts on cultural, archaeological, and tribal cultural resources to a level that is less than significant. A fully executed copy of the Archaeological Monitoring Agreement shall be provided to the City of Jurupa Valley Planning Department to ensure compliance with this measure. If the resource is significant, Mitigation Measure CR-2 shall apply.	Community Development Department	Prior to the issuance of a grading permit, the complete text of MM CR-1 shall be placed on the grading plan.	
MM- CR-2: Archaeological Inadvertent Discovery. The Project Archaeologist shall prepare and implement a treatment plan to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall be per CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code § 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementing archaeological data recovery	Public Works and Engineering Department Community Development Department	Prior to the issuance of a grading permit, the complete text of MM CR-2 shall be placed on the grading plan.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
excavations to remove the resource and subsequent laboratory processing and analysis. If historic Native American tribal cultural resources are involved, the Treatment Plan shall be coordinated with the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through TCR-3 of the Initial Study/Mitigated Negative Declaration for MA20269.			
MM- CR-3: Final Report: A final report containing the significance and treatment findings shall be prepared by the Project Archaeologist and submitted to the City of Jurupa Valley Community Development Department and the Eastern Information Center, University of California, Riverside. If a historic tribal cultural resource is involved, a copy shall be provided to the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through 3 of the Initial Study/Mitigated Negative Declaration for MA20269.	Public Works and Engineering Department Community Development Department	Prior to the issuance of a grading permit, the complete text of MM CR-3 shall be placed on the grading plan.	
GEOLOGY AND SOILS			
PPP 4.7-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the *California Building Code* to preclude significant adverse effects associated with seismic hazards.	Building & Safety Department	Prior to the issuance of building permits	
PPP's 4.10-1 through PPP 4.10-3 in Section 4.10, *Hydrology and Water Quality* shall apply.	Engineering Department	Prior to the issuance of a grading permit and during operation	
GREENHOUSE GAS EMISSIONS			
PPP 4.8-1 Prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Energy Code, (Part 6 of Title 24 of the California Code of Regulations) and the California Green Building Standards Code, 2019 Edition (Part 11 of Title 24 of the California Code of Regulations).	Building & Safety Department	Prior to the issuance of building permits	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 4.8-2 As required by Municipal Code Section 9.283.010, *Water Efficient Landscape Design Requirements,* prior to the approval of landscaping plans, the Project proponent shall prepare and submit landscape plans that demonstrate compliance with this section.	Building & Safety Department	Prior to the issuance of building permits	
HYDROLOGY AND WATER QUALITY			
PPP 4.10-1 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section B (1),* any person performing construction work in the city shall comply with the provisions of this chapter and shall control storm water runoff so as to prevent any likelihood of adversely affecting human health or the environment. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer.	Public Works and Engineering Department	Prior to the issuance of grading permits	
PPP 4.10-2 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section B (2),* any person performing construction work in the city shall be regulated by the State Water Resources Control Board in a manner pursuant to and consistent with applicable requirements contained in the General Permit No. CAS000002, State Water Resources Control Board Order Number 2009-0009-DWQ. The city may notify the State Board of any person performing construction work that has a non-compliant construction site per the General Permit.	Public Works and Engineering Department	Prior to the issuance of grading permits and during construction	
PPP 4.10-3 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section C*, new development, or redevelopment projects shall control storm water runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City Engineer shall identify the BMPs that may be implemented to prevent such	Public Works and Engineering Department	Prior to the issuance of grading permits and during operation	

deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer. The BMPs may include, but are not limited to, the following and may, among other things, require new developments or redevelopments to do any of the following: (1) Increase permeable areas by leaving highly porous soil and low-lying area undisturbed by: (a) Incorporating landscaping, green roofs and open space into the project design; (b) Using porous materials for or near driveways, drive aisles, parking stalls and low volume roads and walkways; and (c) Incorporating detention ponds and infiltration pits into the project design. (2) Direct runoff to permeable areas by orienting it away from impermeable areas to swales, berms, green strip filters, gravel beds, rain gardens, pervious pavement or other approved green infrastructure and French drains by: (a) Installing rain-gutters oriented towards permeable areas; (b) Modifying the grade of the property to divert flow to permeable areas and minimize the amount of storm water runoff leaving the property; and (c) Designing curbs, berms, or other structures such that they do not isolate permeable or landscaped areas. (3) Maximize storm water storage for reuse by using retention structures, subsurface areas, cisterns, or other structures to store storm water runoff for reuse or slow release. (4) Rain gardens may be proposed in-lieu of a water quality basin when applicable and approved by the City Engineer.			

PPP 4.10-4 As required by Municipal Code Chapter 15.20.030 Permit Requirements no person or entity, or agent, contractor, subcontractor, representative or employee thereof, shall dig, drill, bore, drive, reconstruct or destroy (1) A well that is to be, or has been, used to produce or inject water; without first filing a written application to do so with the Department, and receiving and retaining a valid permit as provided in this chapter.	Public Works and Engineering Department	Prior to the issuance of grading permits	
PPP 4.10-5 As required by Municipal Code Chapter 15.20.100 – Standards for the abandonment or destruction of wells shall be the standards recommended in the Bulletins of the California Department of Water Resources as follows: Bulletin NO 74-81 Chapter II Water Wells, and Bulletin NO 74-90 (Supplement to Bulletin 74-81) and as these Bulletins may be amended by the State of California from time to time.	Public Works and Engineering Department	Prior to the issuance of grading permits	
PUBLIC SERVICES			
PPP 4.15-1 The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.	Fire Department	Prior to issuance of a building permit or occupancy permit as determined by the Fire Department	
PPP 4.15-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.	Building & Safety Department	Per Municipal Code Chapter 3.75	
PPP45.15-3 Prior to the issuance of any building permit, the Project Applicant shall pay required development impact fees to the Corona Norco Unified School District following protocol for impact fee collection.	Building & Safety Department	Prior to the issuance of building permits	

TRIBAL CULTURAL RESOURCES			
MM- TCR-1: Native American Monitoring Agreement. Prior to the issuance of a grading permit, the Permit Applicant shall enter into a Monitoring Agreement with the Consulting Tribe(s) for Native American Monitor(s) to be onsite during ground disturbing activities allowed by the grading permit. A Consulting Tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Public Resources Code §21080.3.1(b). Ground disturbing activities and include excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. The Monitoring Agreement shall include, but is not limited to, the following provisions: a) Provide a minimum of 30 days advance notice to the Consulting Tribe(s) of all ground disturbing activities. b) In conjunction with the Archaeological Monitor(s) required by Mitigation Measure CR-1 under Section 4.5, Cultural Resources, of the Initial Study/Mitigated Negative Declaration for MA20219, the Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. c) The onsite monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Native American Tribal Monitor(s) have indicated that all upcoming ground disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. The Project Proponent shall submit a fully executed copy of the Monitoring Agreement to the City of Jurupa Valley Planning Department to ensure compliance with this mitigation measure. If there are multiple Consulting Tribes involved, a separate Monitoring	Community Development Department	Prior to the issuance of a grading permit	

Agreement is required for each. The Monitoring Agreement shall not modify any condition of approval or mitigation measure.			
MM-TCR-2: Unanticipated Discovery: The Permit Applicant or any successor in interest shall comply with the following for the life of the grading permit. If, during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed: a) Ground disturbing activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. Ground disturbing activities are allowed on the remainder of the Project Site. b) The Consulting Tribe(s), the Project Archaeologist (retained by the Permit Applicant under Mitigation Measure CR-1, Retain Professional Archaeologist, of this Initial Study/Mitigated Negative Declaration document for MA20219, and the City of Jurupa Valley Community Development Department shall meet and confer, and discuss the find with respect to the following: 1. Determine if the resource is a Tribal Cultural Resource as defined by Public Resources Code §21074, if so: 2. Determine if the resource is listed or eligible for listing in the California Register on a "Local register of historical or resources" pursuant to Public Resources Code §5020.1 (k); or 3. Pursuant to Public Resources Code § 5024.1 (c) as it pertains to the Consulting Tribe(s): (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage, (2) Is associated with the lives of persons important in our past, (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values, or (4) Has yielded, or may be likely to yield, information important in prehistory or history.	Community Development Department Engineering Department	Prior to the issuance of a grading permit	

c) If the resource(s) are Native American in origin [and not a historical resource as defined by Public Resources Code §5020.1 (k) or §5024.1 (c)], the Consulting Tribe will retain it/them in the form and/or manner the Consulting Tribe (s) deems appropriate, for educational, cultural and/or historic purposes. If multiple Consulting Tribes (s) are involved, and a mutual agreement cannot be reached as to the form and manner of disposition of the resource(s), the City shall request input from the Native American Heritage Commission and render a final decision. d) If the resource(s) is both a tribal cultural resource and a historic resource, the Project Archaeologist, the Consulting Tribe (s), and the City of Jurupa Valley Planning Department shall meet and confer and discuss the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural and historic resource. Treatment, at a minimum, shall be consistent with Public Resources Code § 21084.3 (b). The appropriate treatment shall be prepared in conjunction with the Archaeological Treatment plan required by Mitigation Measure CR-2 of the Initial Study/Mitigated Negative Declaration for MA20219. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.			
MM - TCR-3: Final Report: If a Tribal cultural resource is also a historic resource defined above, the resource shall be included in the Final Report required by Mitigation Measure CR-2 of the Initial Study/Mitigated Negative Declaration for MA20219.	Community Development Department	Prior to the issuance of a grading permit	
UTILITY AND SERVICE SYSTEMS			
PPP 4.19-1 The Project shall comply with Section 4.408 of the 2013 California Green Building Code Standards, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills.	Building & Safety Department	Prior to the issuance of building permits	

ATTACHMENT NO. 2

Resolution No. 2026-11 – Approving GPA21001, TPM39001, CUP21001, & SDP21002

RESOLUTION NO. 2026-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVING GENERAL PLAN AMENDMENT 21001 (GPA21001) TO CHANGE THE LAND USE DESIGNATION OF A PORTION OF THE SITE FROM OS-R (OPEN SPACE RECREATION) TO COMMERCIAL RETAIL (CR), TENTATIVE PARCEL MAP NO. 39001 (TMP 39001), CONDITIONAL USE PERMIT 21001 (CUP21001), AND SITE DEVELOPMENT PERMIT 21002 (SDP21002) TO PERMIT THE DEVELOPMENT OF A RECREATIONAL VEHICLE (RV) AND SELF-STORAGE FACILITY ON A 86.8-ACRE SITE LOCATED SOUTHEAST OF I-15 AND 68TH STREET (APNS: 152-060-006, 152-060-007, 152-070-008, 152-060-009, AND 152-020-010) (MA NO 20269)

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

Section 1. **Project**. Steve Galvez (the "Applicant") has applied for Master Application No. 20269 ("MA" No. 20269) which consists of General Plan Amendment ("GPA") No. 21001, Change of Zone ("CZ") No. 21001, Tentative Parcel Map ("TPM") No. 39001, Conditional Use Permit ("CUP") No. 21001, and Site Development Permit ("SDP") No. 21002 to permit the development of a recreational vehicle ("RV") and self-storage facility on a 86.8-acre site located southeast of I-15 and 68th street (APNS: 152-060-006, 152-060-007, 152-070-008, 152-060-009, and 152-020-010) (the "Project"). Although the Project site is 86.8 acres in size, the RV and self-storage facility will only be operated on 14.27 acres of the Project site. The remainder of the Project site will remain open space. GPA No. 21001, TPM No. 39001, CUP No. 21001 and SDP No. 21002 are the subject matter of this Resolution. CZ No. 21001 will be adopted by separate ordinance.

Section 2. **General Plan Amendment.**

(a) The Applicant is seeking approval of General Plan Amendment No. 21001 to amend the General Plan land use designation of a 11.556-acre site (portions of APNs 152-060-006 & 152-060-007) from OS-R (Open Space Recreation) to Commercial Retail ("CR"), as shown on Exhibit "A".

(b) Section 9.30.010.A. of the Jurupa Valley Municipal Code provides that any amendment to any part of the Jurupa Valley General Plan, shall be adopted in accordance with the provisions of Section 65300 *et seq.* of the Government Code, as now written or hereafter amended, and Chapter 9.30 of the Jurupa Valley Municipal Code.

(c) Section 9.30.010.B. of the Jurupa Valley Municipal Code provides that the initiation of proceedings for the amendment of any part of the Jurupa Valley General Plan shall be conducted in accordance with the provisions of Chapter 9.30 of the Jurupa Valley Municipal Code.

(d) Section 9.30.040.D. of the Jurupa Valley Municipal Code provides that the owner of real property, or a person authorized by the owner, seeking to change the land use designation on that real property, shall have the right to apply for a General Plan amendment without having to request that the City Council adopt an order initiating proceedings for an amendment as detailed in Section 9.30.040. Instead, the owner of real property, or a person authorized by the owner, seeking to change the land use designation on that real property may apply for a General Plan amendment through the Planning Department and pay the required fee. Upon submittal of an application, the amendment shall be processed, heard and decided in accordance with Sections 9.30.010 and 9.30.100 of the Jurupa Valley Municipal Code.

(e) Section 9.30.100.(1) of the Jurupa Valley Municipal Code provides that proposals to amend any part of the Jurupa Valley General Plan shall be heard by the Planning Commission during a public hearing on the matter. Further, Government Code Section 65353 provides that when a city has a planning commission authorized by local ordinance or resolution to review and recommend action on a proposed general plan, the commission shall hold at least one public hearing before approving a recommendation on the adoption of a general plan.

(f) Section 9.30.040(F)(2) provides that the Planning Commission resolution and City Council resolution recommending approval of an Entitlement/Policy Amendment to the General Plan shall make the first two findings listed below and any one or more of the subsequent findings listed below:

1) The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

2) The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

3) Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

4) A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

5) An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

6) An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the city's economic base) and that would improve the ratio of jobs-to-workers in the city.

7) An amendment is required to address changes in ownership of land or land not under the land use authority of the City Council.

(g) Section 9.30.100.(2) of the Jurupa Valley Municipal Code provides that after closing the public hearing, the Planning Commission shall make a recommendation for approval or disapproval within a reasonable time, by resolution, including therein its findings, and

transmit it to the City Council with a copy mailed to the applicant. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the Planning Commission. If the Planning Commission cannot reach a decision within a reasonable time after closing the hearing, that fact shall be reported to the City Council and shall be deemed a recommendation to deny the proposal. Further, Government Code Section 65354 provides that the planning commission shall make a written recommendation on the adoption of a general plan, that a recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the commission, and that the planning commission shall send its recommendation to the legislative body.

(h) Section 9.30.100.(3) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation of the Planning Commission on an amendment of the General Plan, the City Clerk must set the matter for public hearing before the City Council at the earliest convenient day and give notice of public hearing in the same manner as notice was given of the hearing before the Planning Commission.

(i) Section 9.30.100.(4) of the Jurupa Valley Municipal Code provides that after closing the public hearing, the City Council must render its decision within a reasonable time. A decision to adopt or amend the General Plan, or any part or element thereof, shall be made by resolution, which resolution shall be adopted by the affirmative vote of not less than the majority of the total membership of the City Council. The City Council may approve, modify or disapprove the recommendation of the Planning Commission; provided, however, that any substantial modification of the Planning Commission's recommendation not previously considered by the Commission shall first be referred to the Commission for its recommendation. Further, Government Code Section 65356 provides that the legislative body must adopt or amend a general plan by resolution, which resolution shall be adopted by the affirmative vote of not less than a majority of the total membership of the legislative body. The legislative body may approve, modify, or disapprove the recommendation of the planning commission, if any. However, any substantial modification proposed by the legislative body not previously considered by the commission during its hearings, shall first be referred to the planning commission for its recommendation.

(j) Section 9.30.100.(5) of the Jurupa Valley Municipal Code provides that a proposal to adopt or amend any part or element of the General Plan shall not be approved by the City Council until all procedures required by the Jurupa Valley CEQA implementing procedures to approve a matter have been completed.

Section 3. **Tentative Parcel Map.**

(a) The Applicant is seeking approval of Tentative Parcel Map No. 39001 for the creation of a two-lot commercial subdivision.

(b) Section 7.05.020.A. of the Jurupa Valley Municipal Code provides that the Jurupa Valley Planning Commission is designated as the "Advisory Agency" charged with the duty of making investigations and reports on the design and improvement of all proposed Schedule "H" maps. Further, Sections 7.05.020.A. and 7.15.150 of the Jurupa Valley Municipal Code provide that the Planning Commission is authorized to approve, conditionally approve, or

disapprove all such tentative map land divisions and report the action directly to the City Council and the land divider.

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

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

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

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

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

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

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

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

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

(d) Section 7.15.140 of the Jurupa Valley Municipal Code provides that the action of the Planning Commission on a tentative Schedule "H" parcel shall be final unless the final decision is appealed by the land divider or any interested party.

Section 4. **Conditional Use Permit**.

(a) The Applicant is seeking approval of Conditional Use Permit No. 21001 to permit the construction of a mini-warehouse (commonly known as self-storage) in the C-1/C-P zone.

(b) Section 9.115.020 of the Jurupa Valley Municipal Code provides that mini-warehouses may be located in the C-1/C-P Zone provided a conditional use permit has been granted pursuant to Section 9.240.280 of the Jurupa Valley Municipal Code.

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

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

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

(f) Section 9.05.110 of the Jurupa Valley Municipal Code provides that in the event a project requires a general plan amendment, zone change, specific plan, specific plan amendment, development agreement or other legislative action in addition to the tentative subdivision map, site development permit, conditional use permit, variance or other quasi-judicial land use applications for the project, the Planning Commission shall make a recommendation to the City Council to approve, modify or deny the applications for the legislative action for the project and a recommendation to the City Council to approve, conditionally approve or deny the quasi-judicial land use applications. The Council shall hear the applications for the legislative actions along with applications for the quasi-judicial actions for the project in one (1) public hearing before the Council in accordance with the applicable procedures of Section 9.05.100. The decision of the City Council shall be made by ordinance or resolution as required by law and shall require three (3) affirmative votes of the City Council.

Section 5. **Site Development Permit.**

(a) The Applicant is seeking approval of SDP No. 21002 to establish recreational vehicle storage in the C-1/C-P zone and monumentation signage.

(b) Section 9.115.020(b)(16) of the Jurupa Valley Municipal Code allows for trailer and boat storage in the C-1/C-P zone with a site development permit pursuant to Section 9.240.330.

(c) Section 9.240.330(4)(b) of the Jurupa Valley Municipal Code provides that the Community Development Director shall hold a public hearing on all site development permits for which a negative declaration or an EIR is prepared pursuant to the City of Jurupa Valley Rules Implementing the California Environmental Quality Act. Notice of the time, date and place of the public hearing shall be given as provided in Section 9.240.250(3). The Community Development Director may refer review of a site development permit application requiring a public hearing to the planning commission for review, a full hearing and the Planning Commission's approval, conditional approval or disapproval in cases where planning department staff determines the proposed use will have a major significant impact on the community.

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

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

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

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

Section 6. **Procedural Findings**. The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The application for Master Application (MA) No. 20269 was processed including, but not limited to, a public notice in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On July 9, 2025, the Planning Commission of the City of Jurupa Valley held a public hearing on the Project at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. At the conclusion of the July 9, 2025 hearing, the Planning Commission provided direction to staff to prepare a resolution approving the Project. On August 13, 2025, the Planning Commission of the City of Jurupa Valley held a public hearing and did not receive any public comments. Because Commissioners Newman and Rosales were absent on August 13, 2025 meeting, the Planning Commission continued the hearing to August 27, 2025 to allow the opportunity for a majority vote on the Project.

(c) On August 27, 2025, the Planning Commission held a public hearing and continued this item to November 12, 2025 to allow for the re-circulation of the Mitigated Negative Declaration.

(d) On November 12, 2025, the Planning Commission held a continued public hearing on the Project at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. At the conclusion of the November 12, 2025 hearing, the Planning Commission closed the public hearing, and adopted Resolution 2025-20 by a 3-2 vote recommending that the City Council approve the Project.

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

Section 7. **California Environmental Quality Act Findings**. The City Council makes the following environmental findings and determinations in connection with the approval of MA No. 20269:

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

(b) On February 5, 2026, the City Council adopted Resolution No. 2026-____ A RESOLUTION OF THE CITY COUNCIL OF JURUPA VALLEY ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM TO PERMIT THE DEVELOPMENT OF A RECREATIONAL VEHICLE (RV) AND SELF-STORAGE FACILITY ON A 86.8-ACRE SITE LOCATED SOUTHEAST OF I-15 AND 68TH STREET (APNS: 152-060-006, 152-060-007, 152-070-008, 152-060-009, AND 152-020-010) (MASTER APPLICATION 20269). Resolution No. 2026-___ is incorporated herein as if set forth in full.

Section 8. **Findings for Approval of General Plan Amendment**. The City Council of the City of Jurupa Valley does hereby makes the following findings in connection with approving General Plan Amendment No 21001:

(a) The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan because construction of the Project will avoid all onsite state and federal jurisdictional areas including onsite riparian and riverine resources.

(b) The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them because the Project protects the Santa Ana River as the development footprint, has been minimized to the extent feasible and is

concentrated well outside of the environmentally sensitive habitat and species areas associated with the Santa Ana River plain.

1) The General Plan amendment is consistent with the Land Use Element LUE 3.8 Architectural Compatibility which requires commercial development to be designed to enhance and be architecturally compatible with its surroundings and with designated scenic highways or public view corridors by providing high quality architecture, landscaping, and site improvements. Architectural styles that reflect the City's small town rural, agricultural history shall be utilized in the design of new commercial developments in or near the Town Centers, consistent with the applicable design guidelines. The proposed project successfully incorporates farm/barn architectural style that is compatible with the surrounding area. Furthermore, the new development will visually enhance the site and appearance of the general neighborhood.

2) The General Plan amendment is consistent with the Land Use Element LUE 3.11 Environmental Compatibility and Quality which requires commercial districts and uses to be compatible with their environmental setting, promote City environmental goals, and be designed and operated to avoid or mitigate environmental impacts. The Project protects the Santa Ana River as the development footprint, Lot 1, has been minimized to the extent feasible and is concentrated well outside of the environmentally sensitive habitat and species areas associated with the Santa Ana River

3) The General Plan Amendment is consistent with the Land Use Element LUE 5.52 Connectivity. Require private developments along the Santa Ana River to provide riding, hiking, and biking trails to ensure connectivity to the Riverside County-wide trail system. The project is consistent with the Equestrian Lifestyle Protection Overlay and the Santa Ana River Corridor Overlay as it includes a twelve-foot wide equestrian trail, 29 linear feet, along the south side of 68th Street that will complete the easterly end of the equestrian trail on 68th Street. The existing equestrian trail on 68th Street provides a connection to the existing Riverbend community trail. The Riverbend community trail loops around the Riverbend community and allows access to the Santa Ana River. It will further promote connectivity to the Riverside County-wide trail system.

(c) The General Plan Amendment is consistent with the Land Use Element LUE 3.6 Infrastructure which requires that new commercial development provide adequate parking, transportation facilities and utilities, including sidewalks and trails, street trees, water resources, sewer and storm water facilities, and other utilities to serve new businesses in addition to meeting the needs of existing residents and businesses. The Project, as designed, will operate in a way that will avoid potential long-term impacts to the sensitive habitat and natural resources located along the Santa Ana River corridor. For example, by repurposing the soils "borrow" area of the Project for stormwater management, onsite water flows will be captured and directed to an area allowing for flow reduction, pollution treatment and ultimately, underground onsite detention. By capturing onsite flows utilizing the LID design, the Project takes care to avoid further impacts to the Santa Ana River either from accelerated flows coming off of paved surfaces or from urban runoff pollution.

(d) An amendment is required to address changes in ownership of land. The Project site is under private ownership and the developer seeks to change a portion of the land use

from Open Space-Recreation (OS-R) to Commercial Retail (CR), which would allow for a self-storage facility.

(e) In addition, an amendment is required to expand basic employment opportunities (jobs that contribute directly to the city's economic base) and that would improve the ratio of jobs-to-workers in the City because the Project will provide two (2) to three (3) employees on site at any given time.

Section 9. **Findings for Approval of Tentative Parcel Map**. The City Council of the City of Jurupa Valley does hereby makes the following findings in connection with approving Tentative Parcel Map No. 39001:

(a) The proposed land division is consistent with the City's General Plan, and municipal code upon the approval of the General Plan Amendment because upon the approval, the Project site will allow for a self-storage facility, which will be compatible with General Plan Policy 3.2 Accessibility. Building and parking facilities should generally be located adjacent to and oriented parallel to public streets to facilitate pedestrian accessibility and to screen parked cars. In pedestrian areas, such as Town Centers and commercial and industrial parks, buildings should face and be directly accessible from the public sidewalk. In semi-rural, equestrian-oriented, or suburban areas, buildings should not face large parking lots but instead face major on-site landscaped, open space trails or other pedestrian-oriented features. Parking areas on adjoining commercial parcels should be physically connected to allow continuous vehicle, bicycle, pedestrian and equestrian access, and pedestrian and equestrian facilities should be located and designed to be separate from motor vehicles where possible. The Project proposes a 135,035 square foot two-story self-storage facility, seventy-seven (77) stalls for recreational vehicle storage, and an infiltration basin on 14.27 acres that will be next to the I-15 freeway, which will facilitate pedestrian accessibility.

(b) The design or improvement of the proposed land division is consistent with the City's General Plan because the proposed subdivision will allow for the development of a quality self-storage facility as a commercial use with appropriate infrastructure that, upon approval of the requested entitlements would be consistent with the General Plans land use of Commercial Retail (C-R).

(c) The site of the proposed land divisions is physically suitable for the type of development because it is a relatively flat, undeveloped, vacant lot located away from environmentally sensitive habitat and species areas associated with the Santa Ana River plain. The Project site is suitable to accommodate the subdivision and future development of a 135,035 square foot two-storage facility, seventy-seven (77) stalls for recreational vehicle storage, and an infiltration basin on 14.27 acres.

(d) The site of the proposed land divisions is physically suitable for the proposed density of the development because it proposes a 135,035 square foot two-storage facility, seventy-seven (77) stalls for recreational vehicle storage, and an infiltration basin on 14.27, which is at the allowed Floor Area Ratio under the General Plan land use design.

(e) The design of the proposed land divisions or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or

wildlife or their habitat because Project, as designed, will operate in a way that will avoid potential long-term impacts to the sensitive habitat and natural resources located along the Santa Ana River corridor.

(f) The design of the proposed land divisions or the type of improvements are not likely to cause serious public health problems because an Initial Study was prepared that evaluated potential effects with respect to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems. A MND prepared for the proposed Project determined that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been required or revisions in the Project have been made or agreed to by the Applicant. The Initial Study determined that, with the incorporation of mitigation measures, there is no substantial evidence that the proposed Project may have a significant effect on the environment. As such, the proposed Project will not cause serious public health problems.

(g) The design of the proposed land divisions 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 divisions because there are no easements on the Project site that the development would be in conflict with. The proposed Project will connect to existing water and sewer lines located within 68th Street and all proposed utilities will be required to be undergrounded.

Section 10. **Findings for Approval of Conditional Use Permit**. The City Council of the City of Jurupa Valley does hereby makes the following findings in connection with approving Conditional Use Permit No. 21001:

(a) The proposed use will not be detrimental to the health, safety or general welfare of the community because an Initial Study was prepared that evaluated the potential effects of the Project with respect to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems. A MND prepared for the proposed Project determined that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been required or revisions in the Project have been made or agreed to by the Applicant. The Initial Study determined that, with the incorporation of mitigation measures, there is no substantial evidence that the proposed Project may have a significant effect on the environment. As such, the proposed Project will not be detrimental to the health, safety or general welfare of the community.

Section 11. **Findings for Approval of Site Development Permit.** The City Council of the City of Jurupa Valley does hereby makes the following findings in connection with approving Site Development Permit No. 21002:

(a) The proposed use conforms to all the requirements of the City of Jurupa General Plan and with all applicable requirements of State law and the ordinances of the City of Jurupa Valley because the proposed use will conform to all the requirements of the General Plan and the Commercial Retail (C-R) land use designation, as amended by General Plan Amendment No. 21001. The proposed General Plan land use designation is Commercial Retail (C-R), and the proposed zoning classification is General Commercial (C-1/C-P). The approval of the General Plan Amendment and the Change of Zone will accommodate the proposed 135,035 square foot two-story self-storage facility, seventy-seven (77) stalls for recreational vehicle storage. The Project complies with all applicable development standards within the General Commercial land use.

(b) The overall development of the land is designed for the protection of the public health, safety and general welfare; conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property because the combination of the site design, building design, compliance with all applicable development standards, mitigation measures, and conditions of approval will ensure that the Project is designed for the protection of the public health, safety, and general welfare. The Project is consistent with the logical development of the land use. The Project applicant will be improving 68th Street as well as connecting to sewer and water, as improvements for the self-storage facility.

(c) The site development plan does not permit the construction of more than one structure on a single legally divided parcel.

Section 12. **Approval of Master Application No. 20269 with Conditions**. Based on the foregoing, the City Council of the City of Jurupa Valley hereby approves Master Application No. 20269, which includes General Plan Amendment No. 20269 as shown on Exhibit "A", Tentative Parcel Map No. 39001 subject to the conditions of approval attached as Exhibit "B", Conditional Use Permit No. 21001 subject to the conditions of approval attached as Exhibit "B", and Site Development Permit No. 21002 subject to the conditions of approval attached as Exhibit "B." The City Clerk is hereby directed to update the General Plan to reflect the changes shown in Exhibit "A".

Section 13. **Certification**. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Jurupa Valley on this 5th day of February, 2026.

_____

Mayor

ATTEST:

_____

Maria Morris, CMC
City Clerk

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF JURUPA VALLEY)

I, Maria Morris, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2026-11 was duly adopted and passed at a meeting of the City Council of the City of Jurupa Valley on the 5th day of February 2026, by the following vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

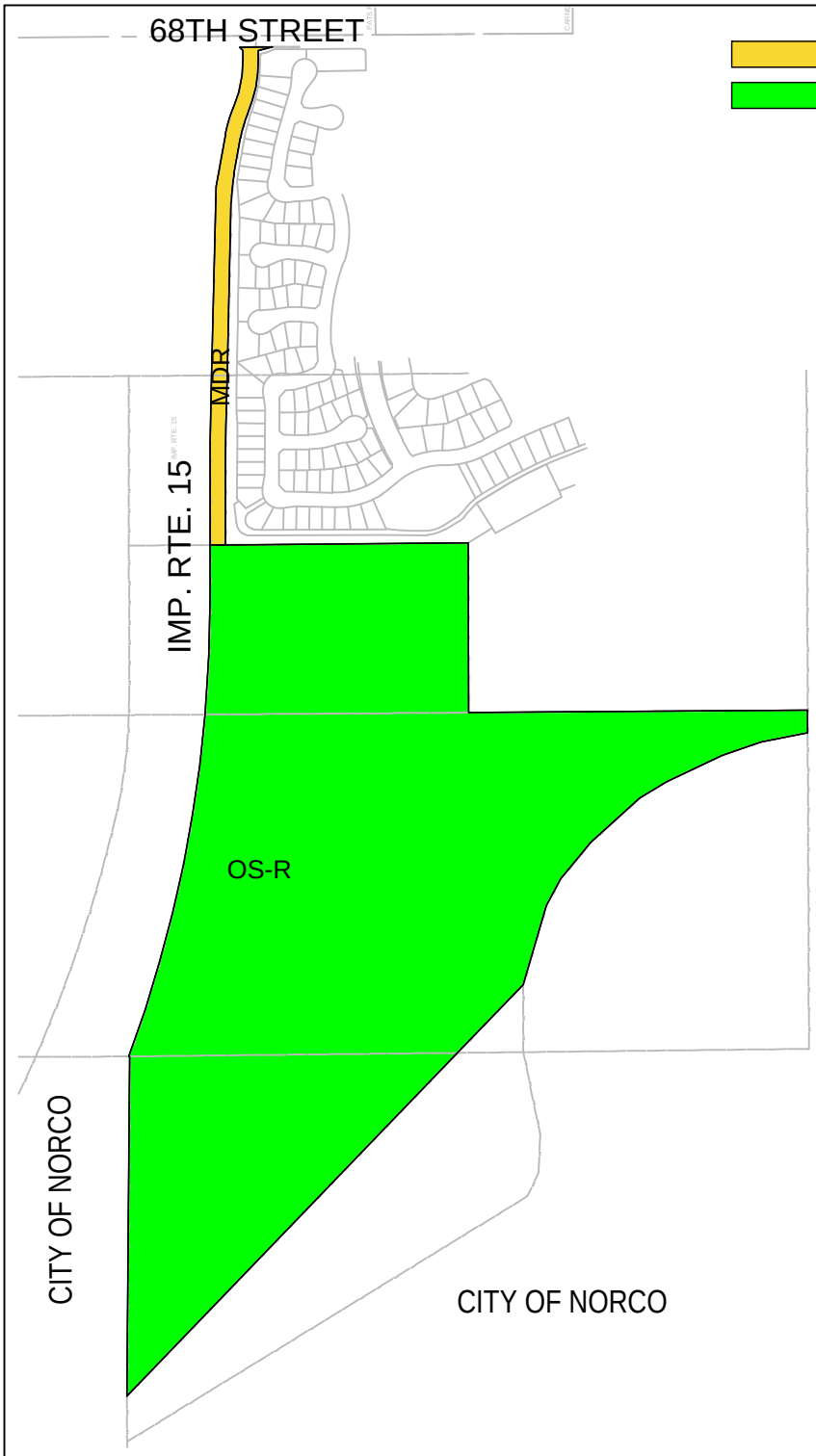
ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

MARIA MORRIS
CITY CLERK

EXHIBIT A OF ATTACHMENT NO. 2

General Plan Amendment Exhibit



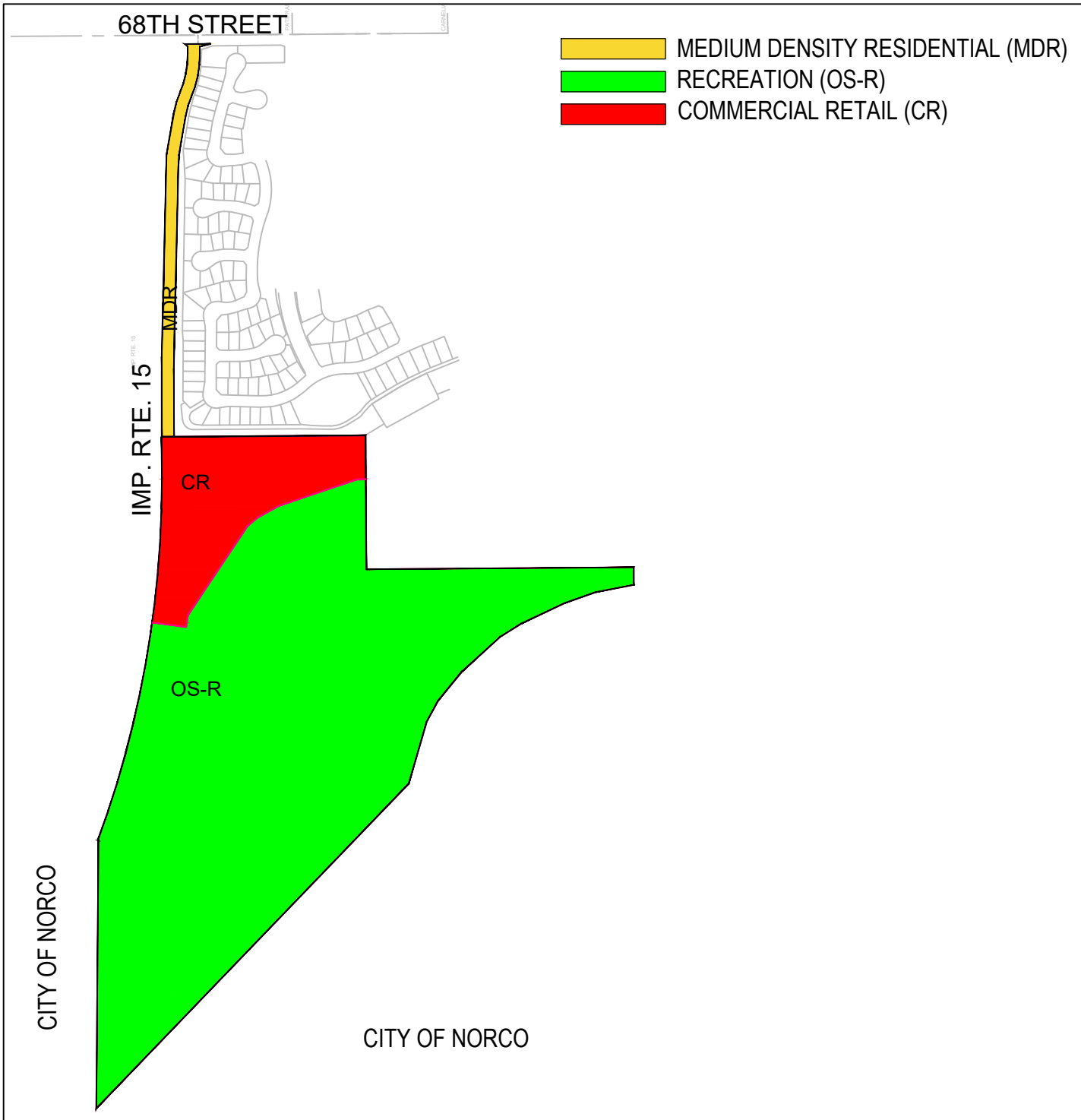
CITY OF JURUPA VALLEY
APN: 152-020-010
APN: 152-060-009
APN: 152-070-008
APN: 152-060-007
APN: 152-060-006

N

SCALE 1"=1000'

PREPARED FOR:
JURUPA VALLEY STORAGE
EXISTING LANDUSE EXHIBIT

PLANS PREPARED BY:
W.H. CIVIL ENGINEERING
548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357



CITY OF JURUPA VALLEY
APN: 152-020-010
APN: 152-060-009
APN: 152-070-008
APN: 152-060-007
APN: 152-060-006

N

SCALE 1"=1000'

PREPARED FOR:
JURUPA VALLEY STORAGE
PROPOSED LANDUSE EXHIBIT

PLANS PREPARED BY:
W.H. CIVIL ENGINEERING
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INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357

EXHIBIT B OF ATTACHMENT NO. 2

Conditions of Approval

COMMUNITY DEVELOPMENT DEPARTMENT

1. **PROJECT PERMITTED.** MA20269 (GPA21001, CZ21001, TPM39001, CUP21001, SDP21002) is to allow a recreational vehicle (RV) and self-storage facility on a 86.8-acre site. 14.27 acres will be used for the 136,035 square foot two story self storage facility as well as 77 stalls for recreational vehicles. 72.5 acres of open space will be preserved in perpetuity. The project site is located southeast of I-15 and 68th street (APNs: 152-060-006, 152-060-007, 152-070-008, 152-060-009, & 152-020-010).

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 (i) 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. Prior to the issuance of any permit for the project site**, the owner or designee shall submit written consent to the required conditions of approval to the Community Development Director or designee.

4. **MITIGATION MEASURES.** This project shall be subject to the mitigation measures identified in the Mitigation Monitoring and Report Program adopted with the Mitigated Negative Declaration prepared for the project and included with these conditions of approval.

5. **FEES.** The approval of MA20269 (GPA21001, CZ21001, TPM39001, CUP21001, and SDP21002) shall not become effective until all planning fees have been paid in full.

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

7. **TPM - APPROVAL PERIOD.** An approved or conditionally approved tentative parcel map shall expire 36 months after such approval unless within that period of time a final map has been approved and filed with the County Recorder. Prior to the expiration date, the land divider may apply in writing for an extension of time pursuant to Title 7 (Subdivisions), Section 7.15.230 of the JVMC.
8. **APPROVAL PERIOD - CUP.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By "use", it shall mean the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to one (1) year of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, it shall become null and void.
9. **APPROVAL PERIOD – SITE DEVELOPMENT PERMIT.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to three (3) years of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within five (5) years of the approval date this permit, it shall become null and void.
10. **CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans and conditions of approval, which includes the following:
    a. Architectural Plan Set
        i. Site Plan
        ii. Floor Plan
        iii. Elevations
        iv. Landscape Plan
        v. Conceptual Grading and Drainage
11. **SDP APPROVAL FOR ENHANCED ELEVATIONS.** All building elevations facing a public street, or within public view, shall have enhanced architecture, such as additional materials and/or colors and variation in height. **Prior to the issuance of the first building permit for MA20269**, architectural plans that satisfy this condition shall be be submitted to the Community Development for approval through a Site Development Permit.
12. **TREES IN STREETSCAPE**. All trees in the parkway and setback abutting a street shall be a minimum of 36" box in size.
13. **ON-SITE LANDSCAPING.** The following items shall be submitted to the City and approved by the Community Development Director, including landscape and irrigation plans as modified in accordance with this condition **prior to the issuance of the first building**

permit:

- Complete "Professional Services (PROS)" application (Planning) for the review of the final landscape, irrigation, and shading plans.
- Initial deposit for PROS application.
- The total cost estimate of landscaping, irrigation, labor, and one-year maintenance.
- Completed "City Faithful Performance Bond for Landscape Improvements" form with original signatures after the City provides the applicant with the required amount of bond. This bond is for landscaping not within publicly maintained areas. A performance bond shall be posted at 110% of the total cost estimate of landscaping, irrigation, labor, and one-year maintenance. The Community Development Director may consider a cash bond if appropriate.
- Completed City Agreement for Landscape Improvements
- Three (3) sets of final on-site landscape, irrigation plans, shading plan with digital copies in 8.5" x 11" on a CD that shall address **all of the following requirements**:
    - Compliance with Chapter 9.283 Water Efficient Landscape Design Requirements
    - Consistency with the approved conceptual plans

Prior to the issuance of the first Certificate of Occupancy for MA20269 (SDP21002), the following events shall be satisfied in the order listed:

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

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

14. **PLANNING REVIEW OF GRADING PLANS. Prior to the issuance of any grading permit,** the aesthetic impact of slopes and grade differences where the project adjoins streets or other properties shall be approved by the Community Development Director.

15. **CALTRANS OFFICE OF ENCROACHMENT PERMITS. Prior to the issuance of any grading permit,** the Caltrans Office of Encroachment Permits will need to review the projects catch basin to verify the catch basin is not encroaching.

16. **SOIL SAMPLING.** Per County Department of Environmental Health, soil sampling of the site must be completed **prior to the issuance of any grading permit**. A clearance from County Department of Environmental Health shall be submitted to Planning Division.

17. **WALL AND FENCE PLAN**. A Wall & Fence plan, including elevations, colors and materials, shall be approved by the Community Development Director **prior to issuance of a grading permit**. The walls shall be constructed of wrought iron or another material with the same aesthetic quality. Chain link fence is prohibited.

    An additional six-foot-high wrought iron fence shall replace the existing chain link

fence along the west side of the access road for safety. Walls and fences shall be constructed in accordance to the approved plans **prior to the issuance of a grading permit.**

18. **GRAFFITI PROTECTION FOR WALLS.** Plans that include anti-graffiti coating or protection for the exterior side of all perimeter walls and exterior of building walls to half the height of the structure, or 12 feet, whichever is greater, shall be approved by the Community Development Director **prior to the issuance of the first building permit**. The wall coating shall be completed **prior to the issuance of the Certificate of Occupancy**.

    Graffiti shall be removed from the property within 24 hours of receiving notice from the City.

19. **EV CHARGING STATIONS.** The site shall provide 1 Electrical Vehicle (EV) Charging station. EV infrastructure plans, and a site plan indicating locations of charging stations, shall be approved by the Community Development Director **prior to the issuance of the first building permit for MA20269**. Charging stations for the site shall be installed and operational **prior to the issuance of Certificate of Occupancy.**

20. **DRIVEWAY ENHANCEMENTS.** All driveways shall have design enhancements such as decorative paving. Said enhancements shall be approved by the Community Development Director **prior to the issuance of the first building permit for MA20269** and constructed **prior to the issuance of Certificate of Occupancy.**

21. **TRASH COLLECTION.**

    A. Detailed plans for trash enclosure(s) shall be approved by the Community Development Director **prior to the issuance of the first building permit for MA20269.** Walls of the enclosure and any solid gates shall have graffiti protection coating.

    B. An approval or clearance letter from the waste collection agency shall be submitted to the Community Development Director **prior to the issuance of the first building permit of MA20269.**

22. **OUTDOOR LIGHTING.** All outdoor lighting fixtures shall be maintained in good condition. Light fixtures shall be shielded to prevent any light to flood onto adjacent properties.

    Photometric Plan. A photometric plan and exhibits of lighting fixtures shall be approved by the Community Development Director **prior to the issuance of the first building permit.**

23. **ROOFTOP EQUIPMENT.** All rooftop equipment shall be screened from public view **prior to the issuance of Certificate of Occupancy**.

24. **IMPACT FEES.** The applicant shall pay the following impact fees (unless exempt) in accordance to Title 3 of the Municipal Code:

    C. **Development Impact Fee (DIF) Program**. The applicant shall pay any owed DIFs by the required deadline pursuant to Chapter 3.75 of the Jurupa Valley Municipal Code.

    D. **Multiple Species Habitat Conservation Plan Mitigation (MSHCP) Fee.** The applicant shall pay any owed MSHCP fees by the required deadline pursuant to Chapter 3.80 of the Municipal Code.

    E. **Transportation Uniform Mitigation Fee (TUMF) Program**. The applicant shall pay any owed TUMFs by the required deadline pursuant to Chapter 3.70 of the Municipal

Code.

25. **SALE OF INDIVIDUAL BUILDINGS.** No structure constructed on the 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.
26. **DOWNSPOUTS.** All building drainage shall be interior with no exterior downspouts or gutters.
27. **UNDERGROUNDING OF DRAINAGE**. Driveway and parking areas shall not incorporate center swales, ribbon gutters, concrete valleys, etc. All drainage in common and private use areas shall be underground and shall not incorporate open gutters or swales.
28. **TREES IN STREETSCAPE**. All trees in the parkway and setback abutting a street shall be a minimum of 36" box in size.
29. **JURUPA AREA RECREATION AND PARK DISTRICT (JARPD). 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.
30. **JARPD CFD**. **Prior to the issuance of any building permit**, the applicant shall annex into the existing Jurupa Area Recreation and Park District (JARPD) District-Wide Community Facilities District (CFD) or form a new Community Facilities District (CFD) to contribute to the cost of park maintenance.
31. **PRESERVED OPEN SPACE (LOT 2 OF THE TPM).**
    F. **Dedication.** Lot 2 shall be dedicated to the Southwest Resource Management Association (SRMA) **concurrently with the recordation of the tract map**. Lot 2 shall be maintained and preserved as an open space lot in perpetuity by SRMA, and/or, its successors.
    G. **Maintenance.** Lot 2 shall be maintained and preserved as an open space lot in perpetuity by SRMA, and/or, its successors.
32. **MAINTENANCE OF SELF-STORAGE & RV STORAGE (LOT 1 of TPM).** The 14.27-project site (Lot 1 of TPM39001) shall be maintained in good condition including the removal of debris, weeds, abandoned or inoperable vehicles, code violations, and maintenance of wall and fencing, signage, lighting and any other factor or condition that may contribute to potential blight or crime.
33. **LANDSCAPE MAINTENANCE**. The property owner shall maintain all landscaped areas as approved on the final landscape plans in an orderly, attractive and healthy condition. This shall include proper pruning, mowing of turf areas, weeding, removal of litter, fertilization, replacement of plants when necessary, and the regular application of appropriate quantities of water to all landscaped areas. All irrigation systems as approved on the final landscape plans shall be in proper operating condition. Waterline breaks, head/emitter ruptures, overspray or runoff conditions and other irrigation system failures shall be repaired immediately. Canopy trees shall be maintained in a manner that they provide the required shade coverage and encourages the canopy to grow to provide shade. Trees shall not be topped or pruned in a manner that the trees do not achieve mature height and form.
34. **INOPERABLE VEHICLES**. Inoperable vehicles are prohibited on-site for any reason.
35. **HOURS OF OPERATION FOR STORAGE SITE.** Any minor modification to this condition

requires Community Development Director Approval and it may be referred to the Planning Commission for action. Major modifications to this condition will require an approved Revised Permit to the Site Development Permit.

a) RV Storage: The operations of the RV storage shall be restricted to the following hours: Monday through Saturday between 8 a.m. to 6 p.m. and on Sundays between 10 a.m. to 5 p.m. RVs may remain on site after the hours of operation listed above.

b) Self-storage facility: The operations of the self-storage facility shall be restricted to the following hours of operations: Monday through Saturday between 8 a.m. and 11 p.m. and on Sundays between 10 a.m. and 11 p.m.

c) Security patrol(s) shall be on site, at minimum, from 10:30 p.m. to 11:15 p.m. Monday through Sunday, to ensure site is secure and no customer is on-site after facility is closed and before it is opened.

d) Access codes to open the access gates shall not be active after 11:00 p.m. Monday through Sunday.

ENGINEERING DEPARTMENT

1. GENERAL REQUIREMENTS (ENGINEERING)

1.1. The use hereby conditioned is for a Schedule "H" subdivision, Tentative Parcel Map No. 39001 and Site Development Permit (SDP21002); being a subdivision within a portion of Section 30 and 31, Township 2 South, Range 6 West, San Bernardino Base and Meridian in the County of Riverside, State of California; more particularly Assessor's Parcel Number 152-020-010, 152-060-009, 152-060-007, and 152-060-006. The following exhibit is hereby referenced: Preliminary Grading Plan, prepared by W.H. Engineering Group, dated September 23, 2024.

1.2. It is expected that any easements shown on the referenced exhibit(s) are shown correctly and include all the easements that encumber the subject property. The Applicant shall secure approval from all (if any) easement holders for all grading and improvements which are proposed over the respective easement or provide evidence that the easement has been relocated, quitclaimed, vacated, abandoned, easement holder cannot be found, or is otherwise of no affect. Should such approvals or alternate action regarding the easements not be provided, the Applicant may be required to amend or revise the permit.

1.3. The Tract Map preparation shall comply with the State of California Subdivision Map Act, the City of Jurupa Valley Municipal Code, and Riverside County Ordinance No. 460; as it pertains to Schedule "H" subdivision, unless otherwise modified by the conditions listed herein.

1.4. The subdivision within or partially within the regulatory floodway and special flood hazard area, Zone AE. Subdivision and development shall be subject to the City of Jurupa Valley Municipal Code Chapter 8.15.

1.5. It is expected that the tentative map and site plan exhibits are all inclusive of a parcel or parcels of land legally subdivided in compliance with the Subdivision Map Act, and local ordinance.

1.6. A copy of the Covenants, Conditions and Restrictions (CC&R's) shall be submitted for review and approved by the City Engineer. The CC&R's shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project.

1.6.1. Maintenance responsibilities and mechanisms of common areas shall be included in the CC&Rs.

1.6.2. A reciprocal access easement in favor of parcels identified by APN 152070004, 152070009, 152060007, 152060006, 152070008 shall be required.

1.7. Installation of full trash capture devices per Riverside County Standard No. 313 will be required at all new and existing catch basins within the project site and public right-of-way to the satisfaction of the City Engineer.

1.8. All utility extensions within the site shall be placed underground unless otherwise specified or allowed by these conditions of approval.

1.9. An encroachment permit is required for all work within the public right-of-way.

1.10. All recreational vehicles to be placed onsite shall be subject to City of Jurupa Valley Municipal Code Section 8.15.190.

2. PRIOR TO GRADING PERMIT (ENGINEERING)

2.1. In compliance with Jurupa Valley Municipal Code, Chapter 8.70, no grading permit, including mass, rough, and/or precise, shall be issued until the associated Planning application(s) and pertinent Planning permits are approved and in effect.

2.2. A grading permit shall be required. All grading shall conform to the California Building Code, as adopted by the City of Jurupa Valley, the City's Municipal Code Title 8, and all other relevant laws, rules, and regulations governing grading in the City of Jurupa Valley and State of California. Grading shall be performed in accordance with the recommendations of the approved project specific geotechnical report and grading plan.

2.3. The Applicant shall prepare a precise grading plan for review and approval of the City Engineer. Securities, in the form of a cash deposit (preferable), bond, or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project and the implementation and maintenance of erosion control measures.

2.3.1. The grading plan shall be prepared under the supervision of a civil engineer licensed in the state of California (Project Civil Engineer) and he/she must

sign the plan. The printed name and contact information of the Project Civil Engineer shall be included on the face of the grading plan.

2.3.2. The grading plan shall provide for acceptance and proper disposal of all off-site drainage flowing onto or through the site. Should the quantities of flow exceed the capacity of the conveyance facility, the Applicant shall provide adequate drainage facilities and/or appropriate easement(s), if necessary, as approved by the City Engineer.

2.3.3. The grading plan shall provide for protection of downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement(s), if necessary, as approved by the City Engineer.

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

2.3.5. Applicant shall provide written proof and authorization from easement holders (if any) for work proposed over easements.

2.3.6. The project geotechnical/soils engineer shall certify that the precise grading plan was designed in conformance with the recommendations of the geotechnical/soils report approved for this project, the city municipal code and the California Building Code. This condition may be satisfied by providing a letter to the city or by signing the Title Sheet of Precise Grading Plan set.

2.4. Prior to approval of the precise grading plan, a final geotechnical report shall be submitted for review and approval of the City Engineer.

2.4.1. The final geotechnical report shall include project specific recommendations for onsite and offsite pavement design.

2.4.2. The report shall address the soil's stability and geological conditions of the site. Any onsite and offsite Best Management Practices (BMPs) shall be designed and sized by a Civil Engineer using the recommendations in the geotechnical report. Any changes to the proposed BMP sizing, design, and type; and impacts to the referenced exhibit(s), may require additional approvals.

2.5. Prior to approval of the precise grading plan, the Applicant shall prepare a final hydrology and hydraulics report for review and approval of the City Engineer.

2.5.1. Final hydrology report shall be for the entire project site and consider any run-on and run-off to/from the site.

2.5.2. Storm water detained in the underground detention system will discharge to the Santa Ana River via sump pump at 85% of the pre-development flow rate. Dual sump pumps shall be required in conformance with California Plumbing Code Section 1101.14 (2022 or latest edition, if applicable). The sump pump design shall demonstrate that either pump is capable of handling the full design flow independently.

2.5.3. Post-development flow rates must be kept equal to or less than Pre-development flow rates.

2.6. Prior to approval of the precise grading plan, a Final Water Quality Management Plan (F-WQMP) in conformance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFC&WCD) for the Santa Ana River Watershed shall be submitted for review and approval of the City Engineer.

2.6.1. The F-WQMP shall provide any changes in pervious and impervious areas and BMPs.

2.6.2. The Applicant has proposed to incorporate the use of biotreatment BMPs (modular wetland systems). All BMPs shall be designed and sized per the findings of the F-WQMP. Any changes to the proposed BMP sizing, design, and type; and impacts to the referenced exhibit(s), may require additional approvals.

2.7. Prior to issuance of grading permit, the Property Owner shall enter into a Water Quality Management Plan and Stormwater BMP Operation and Maintenance Agreement with the City. The agreement shall be recorded, and a certified copy shall be provided to the City Engineer.

2.8. An emergency escape path shall be provided for the stormwater runoff at all inlets for the proposed drainage and flood control facilities in the event that the inlets become blocked with debris. To prevent flood damage to the proposed structures, all proposed structures in the vicinity of the inlets and along the emergency escape path shall be protected from flooding by properly elevating the finished floor in relation to the inlets and flow paths.

2.9. Area identified as Drainage Management Area #3 in the P-WQMP shall designed to provide the following:

2.9.1. Be graded and maintained a 4:1 slope minimum; and

2.9.2. Be designed to ensure a maximum 72-hour drawdown time through natural infiltration or mechanical means, if necessary; and

2.9.3. Provide a 100-ft distance between the regulatory floodway limits and cut condition; and

2.9.4. Slope abutting the regulatory floodway shall be designed to resist erosive velocities. Improvements shall be subject to Riverside County Flood Control & Water Conservation District.

2.10. The Applicant shall comply with the rules and regulations of FEMA and City Municipal Code Chapter 8.15 for development within a flood hazard area (defined as Zones A, AO, A1-A30, AE, A99, and AH). The following items shall be prepared by a licensed civil engineer or land surveyor and be submitted:

2.10.1. Prior to the approval of the grading plan, a Floodplain Development Permit shall be submitted.

2.10.2. Prior to issuance of the building permit, the applicant shall at a minimum provide a FEMA approved Elevation Certificate. At the discretion of the City Engineer, Riverside County Flood Control & Water Conservation District or FEMA, a Conditional Letter of Map Revision (CLOMR), including Base Flood Elevations (BFE) may be required.

2.10.3. Prior to issuance of the certificate of occupancy, a FEMA approved Letter of Map Amendment (LOMA) shall be submitted to the City Engineer. If a CLOMR is deemed necessary, a FEMA approved Letter of Map Revision (LOMR) shall be submitted to the City Engineer.

2.10.4. Prior to 90% reduction of public improvement securities, a Letter of Map Amendment (LOMA) or, if required, a Letter of Map Revision (LOMR) approved by FEMA shall be submitted to the City Engineer.

2.11. If grading is required offsite, the Applicant shall obtain a written notarized letter of authorization 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 Applicant to obtain any and all proposed or required easements and/or authorizations necessary to perform the grading shown on the site plan and grading exhibits.

2.12. A hauling permit shall be required for the import/export of material using City streets; the import/export location and the haul route shall be reviewed and approved by the Engineering Department. In addition, a grading permit and WDID number will be required for the borrow site and the stockpile site. If the import/export location is outside of City limits, the Applicant shall provide evidence that the jurisdictional agency has provided all necessary approvals for import/export to/from the site.

2.13. Grading plans shall show interim conditions within the undeveloped portion, generally located on the northwest corner of the project site, and provide any necessary improvements as determined by the City Engineer.

3. PRIOR TO ISSUANCE OF PARCEL MAP APPROVAL (ENGINEERING)

3.1. No final parcel map shall be recorded until all planning cases associated with MA20269 are approved, unless otherwise approved by the City Engineer.

3.2. After approval of the tentative map and prior to the expiration of said map, the Applicant shall cause the real property included within the tentative map exhibit, or any part thereof, to be surveyed; and a Final Tract Map thereof shall be prepared in accordance to the City Engineer's requirements, conditions of tentative map approval, and in accordance with the provisions of the City of Jurupa Valley Municipal Code Chapter 7.20. All processing shall be through the City of Jurupa Valley

3.3. Improvement plans shall be approved by the City Engineer, a site-specific improvement agreement shall be signed by the City, and financial securities shall be in place prior to map approval.

3.4. The Applicant is responsible for completing construction of all post-construction water quality BMP facilities and features. These facilities and features shall be operated and maintained in perpetuity by the property owner(s).

3.5. Applicant shall dedicate on the final parcel map the necessary street right-of-way on the south side of 68th Street along the project frontage to provide an ultimate half-width right-of-way of 59-feet.

3.6. An access easement in favor of parcels identified by APN 152-070-004, 152-070-009, 152-060-007, 152-060-006, 152-070-008 shall be recorded with Riverside County Recorder and provided to the City.

3.7. Prior to map approval, Lot 2 shall be dedicated on the map for open space purposes.

Improvement Plans

3.8. The Applicant shall provide improvement plans for improvements including, but not limited to, street improvements, striping and pavement markings, streetlights, landscape and irrigation system, water system, and sanitary sewer system. All plans shall be prepared in accordance with the Riverside County Transportation Department "Improvement Plan Check Policies and Guidelines" as adopted by the City Engineer. All improvements plans shall be processed through the City for approval of the City Engineer.

3.9. 68th Street is designated as a Major Highway with a 118-foot-wide typical section and 59-foot half-width.

3.9.1. Ultimate half-width right-of-way of 59-foot shall include a 29-foot southerly parkway and 30-foot pavement section measured from the street centerline to flowline.

3.9.2. The 29-ft southerly parkway shall include an 8-foot curb-adjacent landscaping, a 12-foot decomposed granite trail, a 9-foot landscaping, and any repairs to the existing curb & gutter along the frontage as directed by the City Engineer at time of construction.

3.9.3. Half-width pavement treatment shall be required along the project frontage to the satisfaction of the City Engineer. Scope of work shall be refined at time of construction drawing review. A cash-in-lieu of pavement rehabilitation may be considered after further assessment during the technical plan review. However, the improvement plan design and preparation of a cost estimate will be required for review and approval of the City Engineering.

3.9.4. The intersection geometrics of 68th Street and project driveway shall be as follows (at a minimum):

- Eastbound: One shared through/right-turn lane;
- Westbound: One through lane and one left-turn lane;
- Northbound: One shared left-turn and right-turn lane.

The Applicant shall be responsible for any additional improvements necessary to provide the lane configurations.

3.10. The construction of ADA-compliant access ramps shall be required at the southwest and southeast corners of the intersection of 68th Street and the project driveway.

3.11. Improvements shall provide appropriate transition to adjacent existing and future infrastructure; design of transition shall be reviewed and approved by the City Engineer.

L&LMD, CFD, and Special Districts

3.12. The Applicant shall provide plans for landscape and irrigation improvements within the public right-of-way for review and approval of the City Engineer. Plans shall conform to current City of Jurupa Valley standards and Riverside County Lighting and Landscape Maintenance District (L&LMD) standards.

3.12.1. Prior to final parcel map approval, the Applicant shall initiate the proceedings to annex into the Jurupa Valley L&LMD 89-1-C or enter into a maintenance agreement with the City of Jurupa Valley for installation, maintenance, and servicing of streetlights and landscape improvements within the public right-of-way.

3.13. Prior to final parcel map approval, the Applicant shall initiate the process to form a Community Facilities District (CFD) for public safety services. Participation in a CFD is intended to fully mitigate the incremental impact of new development on City public

safety costs and maintain such levels of service at the standards established in the City's General Plan.

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

Utilities

3.15. All utilities and service facilities, such as sewer, gas, electrical, propane tanks, and water systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.

3.16. 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 Tract Map "to be dedicated by separate instrument".

3.17. Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with City of Jurupa Valley Municipal Code Title 7. The Developer is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. Written proof confirming initiation of the design and/or application or the relocation, issued by the utility company, shall be submitted to the Engineering Department for verification purposes.

4. PRIOR TO ISSUANCE OF BUILDING PERMIT (ENGINEERING)

4.1. Prior to issuance of the building permit, a Letter of Map Amendment (LOMA) or, if required, a Conditional Letter of Map Revision (CLOMR), including Base Flood Elevations (BFE) shall be approved by the City Engineer and FEMA.

4.2. A building pad certification stamped by a Civil Engineer or Land Surveyor shall be submitted to the city that certifies the pad(s) location and elevations are in substantial conformance to the approved grading plan.

4.3. A building pad certification shall be submitted by the Geotech Engineer that certifies that the building pad was graded in accordance to the recommendations in the geotechnical report.

4.4. The Applicant shall pay fees in accordance with Zone E of the Mira Lima Road and Bridge Benefit District.

4.5. The required water and sanitary sewer system improvements, including fire hydrants, shall be installed and accepted by Jurupa Community Services District (JCSD).

4.5.1. Clearance from JCSD shall be required and shall be provided to the City.

4.5.2. A private waterline shall be constructed to connect to the existing 18-inch diameter waterline along 68th Street, or as approved by JCSD.

4.5.3. A private lift station and force main shall be installed to pump sewer from localized low points and connect to the existing 16-inch diameter sewer line along 68th Street, or as approved by JCSD.

4.5.4. Utility extensions from the mainline or other points of connection within the public right-of-way require that the Applicant obtain an Encroachment Permit from the Engineering Department. The City shall make a final inspection of work to verify that any impacts that the work might have had to other City owned infrastructure is restored or repaired to the satisfaction of the City Engineer.

4.6. Installation of utilities within the public right-of-way may warrant additional pavement reconstruction of or resurfacing of existing paving as determined by the City Engineer.

5. PRIOR TO CERTIFICATE OF OCCUPANCY (ENGINEERING)

5.1. All grading and construction of infrastructure improvements within the public right-of-way in accordance with the approved plans, the City of Jurupa Valley Municipal Code Chapter 8.70, and all other applicable requirements, shall be completed to the satisfaction of the City Engineer.

5.2. The civil engineer of record shall certify to the completion of grading, drainage, utilities and related onsite improvements in conformance with the approved precise grading plan set. Said engineer to provide a Final Grading Certification letter to the City Engineer.

5.3. The Project Civil Engineer shall provide Record ("As-built") Drawings of grading and all infrastructure improvements.

5.4. Assurance of maintenance is required by the completion of annexation into the City's L&LMD or execution of a maintenance agreement for all applicable improvements specified in these conditions of approval.

5.5. Prior to the certificate of occupancy, Applicant shall complete the formation to Jurupa Valley CFD for Public Safety services.

5.6. Applicant shall pay all applicable Transportation Uniform Mitigation Fees (TUMF) and Development Impact Fees (DIF).

5.7. Prior to issuance of the certificate of occupancy, a FEMA Letter of Map Amendment (LOMA) or, if required, a Letter of Map Revision (LOMR) shall be submitted to the City Engineer.

5.8. The Lot Line Adjustment or Final Parcel Map shall be approved by the City Engineer and recorded prior to the project's occupancy release.

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

Applicant's name (Print Form):_____

Applicant's name (Signature): _____

Date: _____

ATTACHMENT NO. 3

Ordinance No. 2026-02 – Approving Change of Zone No. 21001

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING CHANGE OF ZONE NO. 21001 TO REZONE APPROXIMATELY 11.556-ACRES FROM WATERCOURSE, WATERSHED, AND CONSERVATION AREAS (W-1) TO GENERAL COMMERCIAL (C-1/CP) FOR THE PROPERTY LOCATED SOUTHEAST OF I-15 AND 68TH STREET (APNS: 152-060-006, 152-060-007, 152-070-008, 152-060-009, AND 152-020-010)

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

Section 1. Project.

(a) Steve Galvez (the "Applicant") has applied for Master Application No. 20269 ("MA" No. 20269) which consists of General Plan Amendment ("GPA") No. 21001, Change of Zone ("CZ") No. 21001, Tentative Parcel Map ("TPM") No. 39001, Conditional Use Permit ("CUP") No. 21001, and Site Development Permit ("SDP") No. 21002 to permit the development of a recreational vehicle ("RV") and self-storage facility on a 86.8-acre site located southeast of I-15 and 68th Street (APNS: 152-060-006, 152-060-007, 152-070-008, 152-060-009, and 152-020-010) (the "Project"). Although the Project site is 86.8 acres in size, the RV and self-storage facility will only be operated on 14.27 acres of the Project site. The remainder of the Project site will remain open space. The Change of Zone is the subject of this ordinance. GPA No. 21001, TPM No. 39001, CUP No. 21001, and SDP No. 21001 will be approved by separate resolution.

Section 2. Change of Zone.

(a) The Applicant has applied for Change of Zone No. 21001 to rezone an approximately 11.556-acre site (APN 152-060-006 & 152-060-007) from Watercourse, Watershed, and Conservation Areas (W-1) to General Commercial (C-1/CP), as shown on Exhibit "A".

(b) Section 9.285.020 of the Jurupa Valley Municipal Code provides that an application for a change of zone shall not be set for hearing unless: (1) all procedures required by the Jurupa Valley rules implementing the California Environmental Quality Act to hear a matter have been completed, and (2) the requested change of zone is consistent with the Jurupa Valley General Plan.

(c) Section 9.285.010 of the Jurupa Valley Municipal Code provides that amendments to Title 9 of the Jurupa Valley Municipal Code must be made in accordance with the procedures set forth in Government Code Section 65800 *et seq.*, as now enacted or hereafter amended, and with the requirements of Title 9. Government Code Section 65853 provides that an amendment to a zoning ordinance, which amendment changes any property from one zone to another, shall be adopted in the manner set forth in Sections 65854 to 65857, inclusive.

(d) Government Code Section 65854 provides that the Planning Commission must hold a public hearing on the proposed amendment to a zoning ordinance, with notice of the hearing given pursuant to Government Code Section 65090 and, if the proposed amendment to a zoning ordinance affects the permitted uses of real property, also given pursuant to Government Code Section 65091. Additionally, Sections 9.285.040 (1) and (2) of the Jurupa Valley Municipal Code provide that the Planning Commission shall hold a noticed public hearing on a proposed amendment to Title 9 of the Jurupa Valley Municipal Code that proposes to change property from one zone to another.

(e) Government Code Section 65855 provides that after the hearing, the Planning Commission must render its decision in the form of a written recommendation to the legislative body, which must include the reasons for the recommendation, the relationship of the proposed amendment to applicable general and specific plans, and must transmit the recommendation to the legislative body in such form and manner as may be specified by the legislative body. Additionally, Section 9.285.040 (3) of the Jurupa Valley Municipal Code provides that, after closing the public hearing, the Planning Commission must render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which shall contain the reasons for the recommendation and the relationship of the proposed amendment to 2017 General Plan. A copy of the recommendation shall be mailed to the applicant and proof thereof shall be shown on the original transmitted to the City Council.

(f) Section 9.285.040 (4)(a) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation for approval by the Planning Commission, the City Clerk shall set the matter for public hearing before the City Council at the earliest convenient day, and give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the Planning Commission. Government Code Section 65856(a) provides that upon receipt of the recommendation of the Planning Commission, the legislative body must hold a public hearing.

(g) Government Code Section 65857 provides that the legislative body may approve, modify, or disapprove the recommendation of the Planning Commission; provided that any modification of the proposed ordinance or amendment by the legislative body not previously considered by the Planning Commission during its hearing, must first be referred to the Planning Commission for report and recommendation, but the Planning Commission shall not be required to hold a public hearing thereon. Additionally, Section 9.285.040(5) of the Jurupa Valley Municipal Code provides that after closing the public hearing the City Council must render its decision within a reasonable time and may approve, modify, or disapprove the recommendation of the Planning Commission; provided, however, that any proposed modification of the Planning Commission's recommendation not previously considered by the Planning Commission must first be referred back to the Planning Commission for a report and recommendation.

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

(a) The application for Change of Zone No. 21001 was processed including, but not limited to a public notice, in the time and manner prescribed by state law and Jurupa Valley Ordinances.

(b) On July 9, 2025, the Planning Commission of the City of Jurupa Valley held a public hearing on the Project at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. At the conclusion of the July 9, 2025 hearing, the Planning Commission provided direction to staff to prepare a resolution approving the Project. On August 13, 2025, the Planning Commission of the City of Jurupa Valley held a public hearing and did not receive any public comments. Because Commissioners Newman and Rosales were absent on August 13, 2025 meeting, the Planning Commission continued the hearing to August 27, 2025 to allow the opportunity for a majority vote on the Project.

(c) On August 27, 2025, the Planning Commission held a public hearing and continued this item to November 12, 2025, to allow for the re-circulation of the Mitigated Negative Declaration.

(d) On November 12, 2025, the Planning Commission held a continued public hearing on the Project at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. At the conclusion of the November 12, 2025 hearing, the Planning Commission closed the public hearing and adopted Resolution 2025-20 by a 3-2 vote, recommending that the City Council approve the Project.

(e) On February 5, 2026, the City Council of the City of Jurupa Valley held a public hearing on CZ21001 at which time all persons interested in the Project had the opportunity to address the City Council. The City Council, following the receipt of public testimony, closed the public hearing.

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

Section 4. California Environmental Quality Act Findings. The City Council makes the following environmental findings and determinations in connection with the approval of Change of Zone No. 21001:

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

(b) On February 5, 2026, the City Council adopted Resolution No. 2026-____ A RESOLUTION OF THE CITY COUNCIL OF JURUPA VALLEY ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM TO PERMIT THE DEVELOPMENT OF A RECREATIONAL VEHICLE (RV) AND SELF-STORAGE FACILITY ON A 86.8-ACRE SITE LOCATED SOUTHEAST OF I-15 AND 68TH STREET (APNS: 152-060-006, 152-060-007, 152-070-008, 152-060-009, AND 152-020-010) (MASTER APPLICATION 20269). Resolution No. 2026-___ is incorporated herein as if set forth in full.

Section 5. **Findings for Approval of Change of Zone**. In approving Change of Zone No. 21001, the City Council of the City of Jurupa Valley makes the following findings:

(a) Change of Zone No. 21001 is consistent with the Land Use Element LUE 3.8 Architectural Compatibility which requires commercial development to be designed to enhance and be architecturally compatible with its surroundings and with designated scenic highways or public view corridors by providing high quality architecture, landscaping, and site improvements. Architectural styles that reflect the City's small town rural, agricultural history shall be utilized in the design of new commercial developments in or near the Town Centers, consistent with the applicable design guidelines. The proposed project successfully incorporates farm/barn architectural style that is compatible with the surrounding area. Furthermore, the new development will visually enhance the site and appearance of the general neighborhood.

(b) Change of Zone No. 21001 is consistent with the Land Use Element LUE 3.11 Environmental Compatibility and Quality which requires commercial districts and uses to be compatible with their environmental setting, promote City environmental goals, and be designed and operated to avoid or mitigate environmental impacts. The Project protects the Santa Ana River as the development footprint, Lot 1, has been minimized to the extent feasible and is concentrated well outside of the environmentally sensitive habitat and species areas associated with the Santa Ana River

(c) Change of Zone No. 21001 is consistent with the Land Use Element LUE 5.52 Connectivity. Require private developments along the Santa Ana River to provide riding, hiking, and biking trails to ensure connectivity to the Riverside County-wide trail system. The project is consistent with the Equestrian Lifestyle Protection Overlay and the Santa Ana River Corridor Overlay as it includes a twelve-foot wide equestrian trail, 29 linear feet, along the south side of 68th Street that will complete the easterly end of the equestrian trail on 68th Street. The existing equestrian trail on 68th Street provides a connection to the existing Riverbend community trail. The Riverbend community trail loops around the Riverbend community and allows access to the Santa Ana River. It will further promote connectivity to the Riverside County-wide trail system.

(d) Change of Zone No. 21001 is consistent with the Land Use Element LUE 3.6 Infrastructure which requires that new commercial development provide adequate parking, transportation facilities and utilities, including sidewalks and trails, street trees, water resources, sewer and storm water facilities, and other utilities to serve new businesses in addition to meeting the needs of existing residents and businesses. The Project, as designed, will operate in a way that will avoid potential long-term impacts to the sensitive habitat and natural resources located along the Santa Ana River corridor. For example, by repurposing the soils "borrow" area of the Project for stormwater management, onsite water flows will be captured and directed to an area allowing for flow reduction, pollution treatment and ultimately, underground onsite detention. By capturing onsite flows utilizing the LID design, the Project takes care to avoid further impacts to the Santa Ana River either from accelerated flows coming off of paved surfaces or from urban runoff pollution.

Section 6. **Approval of Change of Zone**. The City Council of the City of Jurupa Valley hereby approves Change of Zone No. 21001 to rezone an approximately 11.556-acre site

(APN 152-060-006 & 152-060-007) from Watercourse, Watershed, and Conservation Areas (W-1) to General Commercial (C-1/CP), as shown on Exhibit "A". The City Clerk is hereby directed to update the Zoning Map to reflect the changes shown in Exhibit "A".

Section 7. **Severability**. If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

Section 8. **Effect of Ordinance**. This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside incorporated by the City of Jurupa Valley that may in conflict with the terms of this Ordinance.

Section 9. **Certification**. The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

Section 10. **Effective Date** This Ordinance shall take effect on the date provided on Government Code Section 36937.

PASSED, APPROVED AND ADOPTED by the City of Jurupa Valley on this 19th day of February 2026.

_____

Mayor

ATTEST:

_____

Maria Morris, CMC
City Clerk

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF JURUPA VALLEY)

I, Maria Morris, CMC, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2026-02 was duly adopted and passed at a meeting of the City Council of the City of Jurupa Valley on the 19th day of February 2026, by the following vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

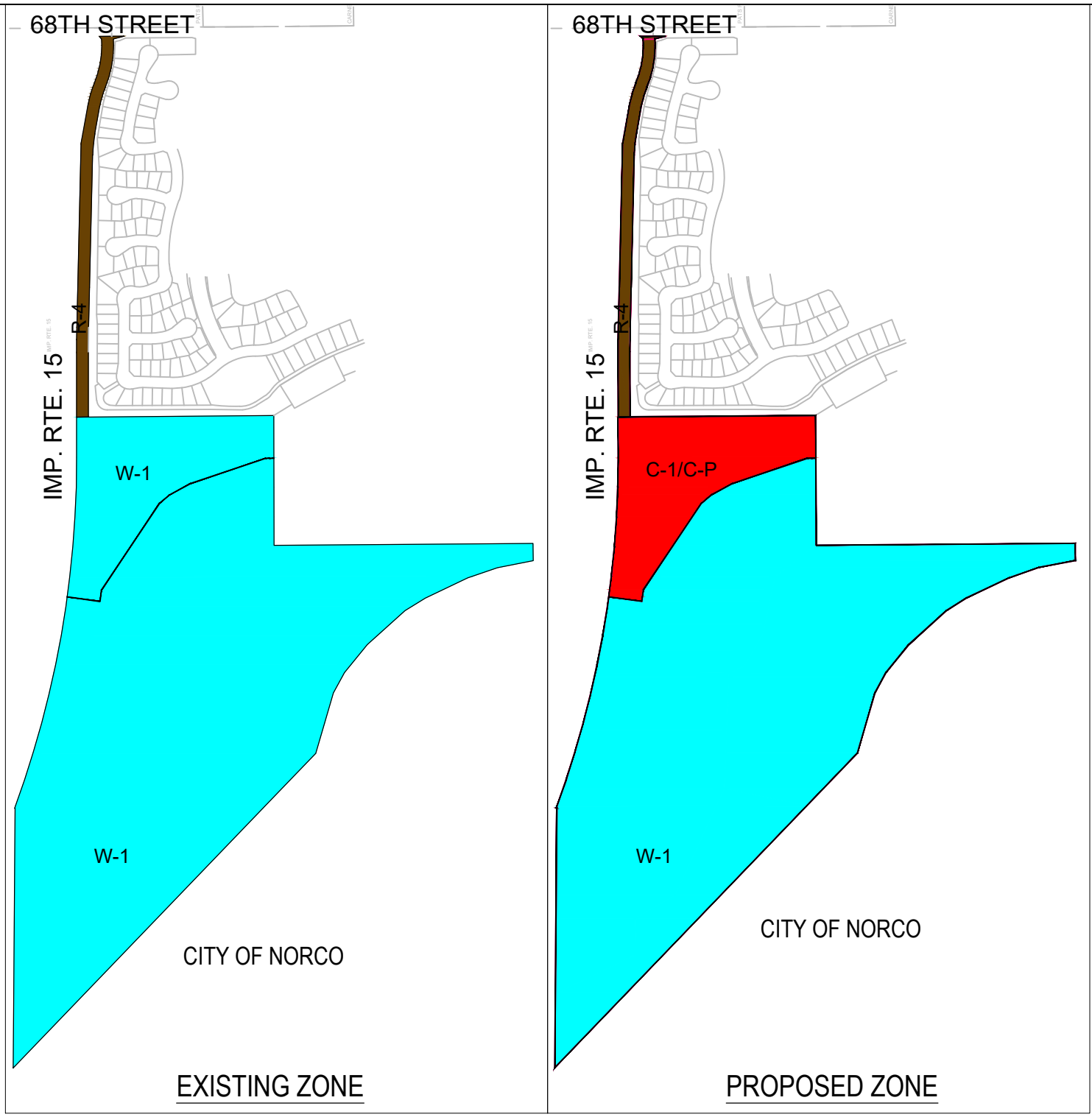
ABSTAIN: COUNCIL MEMBERS:

_____

MARIA MORRIS, CMC
CITY CLERK

EXHIBIT A OF ATTACHMENT NO. 3

Change of Zone Exhibit



CITY OF JURUPA VALLEY
APN: 152-020-010
APN: 152-060-009
APN: 152-070-008
APN: 152-060-007
APN: 152-060-006

R-4 (PLANNED RESIDENTIAL)
W-1 (WATERCOURSE, WATERSHED AND CONSERVATION AREA ZONE)
C-1/C-P (GENERAL COMMERCIAL ZONE)

N

SCALE 1"=1000'

PLANS PREPARED BY:
W.H. CIVIL ENGINEERING
548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357

PREPARED FOR:
JURUPA VALLEY STORAGE

CHANGE OF ZONE EXHIBIT

ATTACHMENT NO. 4

Adopted Resolution No. PC-2025-27 without exhibits

RESOLUTION NO. PC-2025-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVE MASTER APPLICATION NO. 20269 CONSISTING OF GENERAL PLAN AMENDMENT NO. 21001, CHANGE OF ZONE NO. 21001, TENTATIVE PARCEL MAP NO. 39001, CONDITIONAL USE PERMIT NO. 21001, AND SITE DEVELOPMENT NO. 21002 TO PERMIT THE DEVELOPMENT OF A RECREATIONAL VEHICLE (RV) AND SELF-STORAGE FACILITY ON A 86.8-ACRE SITE LOCATED SOUTHEAST OF I-15 AND 68TH STREET (APNS: 152-060-006, 152-060-007, 152-070-008, 152-060-009, AND 152-020-010)

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

Section 1. **Project**. Steve Galvez (the "Applicant") has applied for Master Application No. 20269 ("MA" No. 20296) which consists of General Plan Amendment ("GPA") No. 21001, Change of Zone ("CZA") No. 21001, Tentative Parcel Map ("TPM") No. 39001, Conditional Use Permit ("CUP") No. 21001, and Site Development Permit ("SDP") No. 21002 to permit the development of a recreational vehicle ("RV") and self-storage facility on a 86.8-acre site located southeast of I-15 and 68th street (APNS: 152-060-006, 152-060-007, 152-070-008, 152-060-009, and 152-020-010) (the "Project"). Although the Project site is 86.8 acres in size, the RV and self-storage facility will only be operated on 14.27 acres of the Project site. The remainder of the Project site will remain open space.

Section 2. **General Plan Amendment**.

(a) The Applicant is seeking approval of General Plan Amendment No. 21001 to amend the General Plan land use designation of a 11.556-acre site (portions of APNs 152-060-006 & 152-060-007) from OS-R (Open Space Recreation) to Commercial Retail ("CR"), as shown on Exhibit "B".

(b) Section 9.30.010.A. of the Jurupa Valley Municipal Code provides that any amendment to any part of the Jurupa Valley General Plan, shall be adopted in accordance with the provisions of Section 65300 *et seq.* of the Government Code, as now written or hereafter amended, and Chapter 9.30 of the Jurupa Valley Municipal Code.

(c) Section 9.30.010.B. of the Jurupa Valley Municipal Code provides that the initiation of proceedings for the amendment of any part of the Jurupa Valley General Plan shall be conducted in accordance with the provisions of Chapter 9.30 of the Jurupa Valley Municipal Code.

(d) Section 9.30.040.D. of the Jurupa Valley Municipal Code provides that the owner of real property, or a person authorized by the owner, seeking to change the land use designation on that real property, shall have the right to apply for a General Plan amendment without having to request that the City Council adopt an order initiating proceedings for an amendment as detailed in Section 9.30.040. Instead, the owner of real property, or a person authorized by the owner, seeking to change the land use designation on that real property may apply for a General Plan amendment through the Planning Department and pay the required fee. Upon submittal of an application, the amendment shall be processed, heard and decided in accordance with Sections 9.30.010 and 9.30.100 of the Jurupa Valley Municipal Code.

(e) Section 9.30.100.(1) of the Jurupa Valley Municipal Code provides that proposals to amend any part of the Jurupa Valley General Plan shall be heard by the Planning Commission during a public hearing on the matter. Further, Government Code Section 65353 provides that when a city has a planning commission authorized by local ordinance or resolution to review and recommend action on a proposed general plan, the planning commission shall hold at least one public hearing before approving a recommendation on the adoption of a general plan.

(f) Section 9.30.040(F)(2) provides that the Planning Commission resolution recommending approval of an Entitlement/Policy Amendment to the General Plan shall make the first two findings listed below and any one or more of the subsequent findings:

1) The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

2) The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

3) Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

4) A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

5) An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

6) An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the city's economic base) and that would improve the ratio of jobs-to-workers in the city.

7) An amendment is required to address changes in ownership of land or land not under the land use authority of the City Council.

(g) Section 9.30.100.(2) of the Jurupa Valley Municipal Code provides that after closing the public hearing, the Planning Commission shall make a recommendation for approval or disapproval within a reasonable time, by resolution, including therein its findings, and transmit it to the City Council with a copy mailed to the applicant. A recommendation for approval

shall be made by the affirmative vote of not less than a majority of the total membership of the Planning Commission. If the Planning Commission cannot reach a decision within a reasonable time after closing the hearing, that fact shall be reported to the City Council and shall be deemed a recommendation to deny the proposal. Further, Government Code Section 65354 provides that the planning commission shall make a written recommendation on the adoption of a general plan, that a recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the planning commission, and that the planning commission shall send its recommendation to the legislative body.

(h) Section 9.30.100.(3) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation of the Planning Commission on an amendment of the General Plan, the City Clerk must set the matter for public hearing before the City Council at the earliest convenient day and give notice of public hearing in the same manner as notice was given of the hearing before the Planning Commission.

(i) Section 9.30.100.(4) of the Jurupa Valley Municipal Code provides that after closing the public hearing, the City Council must render its decision within a reasonable time. A decision to adopt or amend the General Plan, or any part or element thereof, shall be made by resolution, which resolution shall be adopted by the affirmative vote of not less than the majority of the total membership of the City Council. The City Council may approve, modify or disapprove the recommendation of the Planning Commission; provided, however, that any substantial modification of the Planning Commission's recommendation not previously considered by the Commission shall first be referred to the Commission for its recommendation. Further, Government Code Section 65356 provides that the legislative body must adopt or amend a general plan by resolution, which resolution shall be adopted by the affirmative vote of not less than a majority of the total membership of the legislative body. The legislative body may approve, modify, or disapprove the recommendation of the planning commission, if any. However, any substantial modification proposed by the legislative body not previously considered by the commission during its hearings, shall first be referred to the planning commission for its recommendation.

(j) Section 9.30.100.(5) of the Jurupa Valley Municipal Code provides that a proposal to adopt or amend any part or element of the General Plan shall not be approved by the City Council until all procedures required by the Jurupa Valley CEQA implementing procedures to approve a matter have been completed.

Section 3. **Change of Zone.**

(a) The Applicant has applied for Change of Zone No. 21001 (CZ21001) to rezone an approximately 11.556-acre site (APN 152-060-006 & 152-060-007) from Watercourse, Watershed, and Conservation Areas (W-1) to General Commercial (C-1/CP), as shown on Exhibit "C".

(b) Section 9.285.040.(1) of the Jurupa Valley Municipal Code provides that the Planning Commission shall hold a public hearing on proposed amendments to the City's Zoning Ordinance that propose to change property from one zone to another.

(c) Section 9.285.040.(3) of the Jurupa Valley Municipal Code provides that after closing the public hearing the Planning Commission shall render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which shall contain the reasons for the recommendation and, if the recommendation is to change a zone classification on property, the relationship of the proposed amendment to applicable general and specific plans. A copy of the recommendation shall be mailed to the applicant and proof thereof shall be shown on the original transmitted to the City Council. If the Planning Commission does not reach a decision due to a tie vote, that fact shall be reported to the City Council and the failure to reach a decision shall be deemed a recommendation against the proposed amendment.

(d) Section 9.285.040.(4)(a) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation for approval by the Planning Commission, the City Clerk shall set the matter for public hearing before the City Council at the earliest convenient day, and give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the Planning Commission.

Section 4. **Tentative Parcel Map.**

(a) The Applicant is seeking approval of Tentative Parcel Map No. 39001 for the creation of a two-lot commercial subdivision.

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

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

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

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

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

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

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

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

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

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

(d) Section 7.15.140 of the Jurupa Valley Municipal Code provides that the action of the Planning Commission on a tentative Schedule "H" parcel shall be final unless the final decision is appealed by the land divider or any interested party.

Section 5. **Conditional Use Permit.**

(a) The Applicant is seeking approval of Conditional Use Permit No. 21001 to permit the construction of a mini-warehouse (commonly known as self-storage) in the C-1/C-P zone.

(b) Section 9.115.020 of the Jurupa Valley Municipal Code provides that mini-warehouses may be located in the C-1/C-P Zone provided a conditional use permit has been granted pursuant to Section 9.240.280 of the Jurupa Valley Municipal Code.

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

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

(e) Section 9.240.280.(4) of the Jurupa Valley Municipal Code provides that a conditional use permit shall not be granted unless the applicant demonstrates that the proposed use

will not be detrimental to the health, safety, or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety, or general welfare of the community.

Section 6. **Site Development Permit.**

(a) The Applicant is seeking approval of SDP No. 21002 to establish recreational vehicle storage in the C-1/C-P zone and monumentation signage.

(b) Section 9.115.020(b)(16) of the Jurupa Valley Municipal Code allows for trailer and boat storage in the C-1/C-P zone with a site development permit pursuant to Section 9.240.330.

(c) Section 9.240.330(4)(b) of the Jurupa Valley Municipal Code provides that the Community Development Director shall hold a public hearing on all site development permits for which a negative declaration or an EIR is prepared pursuant to the city of Jurupa Valley Rules Implementing the California Environmental Quality Act. Notice of the time, date and place of the public hearing shall be given as provided in Section 9.240.250(3). The Community Development Director may refer review of a site development permit application requiring a public hearing to the planning commission for review, a full hearing and the Planning Commission's approval, conditional approval or disapproval in cases where planning department staff determines the proposed use will have a major significant impact on the community.

(d) 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 7. **Procedural Findings**.

(a) The application for Master Application (MA) No. 20296 was processed including, but not limited to, a public notice in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On July 9, 2025, the Planning Commission of the City of Jurupa Valley held a public hearing on the Project at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. At the conclusion of the July 9, 2025 hearing, the Planning Commission provided direction to staff to prepare a resolution approving the Project. On August 13, 2025, the Planning Commission of the City of Jurupa Valley held a public hearing and did not receive any public comments. Because Commissioners Newman and Rosales were absent on August 13, 2025 meeting, the Planning Commission continued the hearing to August 27, 2025 to allow the opportunity for a majority vote on the Project .

(c) On August 27, 2025, the Planning Commission held a public hearing and continued this item to November 12, 2025 to allow for the re-circulation of the Mitigated Negative Declaration.

(d) On November 12, 2025, the Planning Commission held a continued public hearing on the Project at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. At the conclusion of the November 12, 2025 hearing, the Planning Commission closed the public hearing.

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

Section 8. **California Environmental Quality Act.** The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council make the following environmental findings and determinations in connection with the approval of the Project:

(a) The Project was processed, including but not limited to all public notices, in the time and manner prescribed by State and local law, including the California Environmental Quality Act, Public Resources Code 21000, *et seq.* and the California Environmental Quality Act Guidelines, 14 Cal. Code Regs 15000 *et seq.* (collectively referred to as "CEQA").

(b) Pursuant to CEQA, the City is the lead agency for the Project.

(c) Pursuant to CEQA (Cal. Pub. Res. Code §21000 *et seq.*) and the State Guidelines (the "Guidelines") (14 Cal. Code Regs. §15000 *et seq.*), an Initial Study of the potential environmental effects of the approval of the Project as described in the Initial Study was prepared. Based on the information contained in the Initial Study, it was determined that the Project could have a significant effect on the environment, but that mitigation measures could be implemented to reduce such impacts to a less than significant level. Based upon this determination, a Draft Mitigated Negative Declaration ("Draft MND") was prepared in accordance with CEQA Section 21080(c) and Section 15070 of the State CEQA Guidelines.

(d) The City circulated a Notice of Intent to Adopt the Draft MND, along with the Draft MND and its Appendices, to the public and other interested parties for a 30-day comment period from March 11, 2025 through April 9, 2025. The City published a Notice of Intent to Adopt for the Draft MND in the _____Press Enterprise Riverside_____, a newspaper of general

circulation within the City. Copies of the documents were made available for public review and inspection at the offices of the Department of Community Development, located at City Hall, 8930 Limonite Avenue, Jurupa Valley, California 92509 and on the City of Jurupa Valley website.

(e) After the comment period closed, the City received a comment from the California Department of Fish and Wildlife that was subsequently withdrawn.

(f) The City was subsequently made aware that the Notice of Intent for the Draft MND was sent to the Jurupa Unified School District instead of the Norco Unified School District and inadvertently omitted a parcel from the Project description. Therefore, the City corrected the NOI to include the missing parcel and re-noticed the intent to adopt the Draft MND and restarted the public review period of the Draft MND. The second public review period for the recirculation of the MND started on September 4, 2025 and ended on October 3, 2025. During the comment period, the City received three written comments on the Draft MND from various agencies, individuals, and organizations and a response to all the comments made therein was prepared, submitted to the Planning Commission, and incorporated into the administrative record of the proceedings.

(g) Public Resources Code Section 21081.6 requires the City to prepare and adopt a Mitigation Monitoring and Reporting Program ("MMRP") for any project for which mitigation measures have been imposed to assure compliance with the adopted mitigation measures. The M MRP is attached hereto as Exhibit "A", and is incorporated herein by reference.

(h) The Planning Commission has reviewed the Draft MND and the MMRP, attached as Exhibit "A," and all comments received regarding the Draft MND and, based on the whole record before it, finds that:

1) The Draft MND was prepared in compliance with CEQA;

2) With the incorporation of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; and

3) The Draft MND reflects the independent judgment and analysis of the Planning Commission.

(i) Based on the findings set forth in this Resolution, the Planning Commission recommends that the City Council adopt the Draft MND and MMRP for the Project. The Planning Commission further recommends that the City Council direct the Community Development Director to file a Notice of Determination in accordance with CEQA, upon approval of the Project by the City Council.

(j) Copies of the documents have been available for public review and inspection at City Hall, 8930 Limonite Avenue, Jurupa Valley, California 92509. The City did not receive any comments during the initial review period.

Section 9. **Findings for Recommendation of Approval of General Plan Amendment**. The Planning Commission of the City of Jurupa Valley hereby makes the following

findings in connection with recommending that the City Council approve General Plan Amendment No. 21001:

(a) The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan because construction of the Project will avoid all onsite state and federal jurisdictional areas including onsite riparian and riverine resources.

(b) The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them because the Project protects the Santa Ana River as the development footprint, has been minimized to the extent feasible and is concentrated well outside of the environmentally sensitive habitat and species areas associated with the Santa Ana River plain.

1) The General Plan amendment is consistent with the Land Use Element LUE 3.8 Architectural Compatibility which requires commercial development to be designed to enhance and be architecturally compatible with its surroundings and with designated scenic highways or public view corridors by providing high quality architecture, landscaping, and site improvements. Architectural styles that reflect the City's small town rural, agricultural history shall be utilized in the design of new commercial developments in or near the Town Centers, consistent with the applicable design guidelines. The proposed project successfully incorporates farm/barn architectural style that is compatible with the surrounding area. Furthermore, the new development will visually enhance the site and appearance of the general neighborhood.

2) The General Plan amendment is consistent with the Land Use Element LUE 3.11 Environmental Compatibility and Quality which requires commercial districts and uses to be compatible with their environmental setting, promote City environmental goals, and be designed and operated to avoid or mitigate environmental impacts. The Project protects the Santa Ana River as the development footprint, Lot 1, has been minimized to the extent feasible and is concentrated well outside of the environmentally sensitive habitat and species areas associated with the Santa Ana River.

3) The General Plan Amendment is consistent with the Land Use Element LUE 5.52 Connectivity. Require private developments along the Santa Ana River to provide riding, hiking, and biking trails to ensure connectivity to the Riverside County-wide trail system. The project is consistent with the Equestrian Lifestyle Protection Overlay and the Santa Ana River Corridor Overlay as it includes a twelve-foot wide equestrian trail, 29 linear feet, along the south side of 68th Street that will complete the easterly end of the equestrian trail on 68th Street. The existing equestrian trail on 68th Street provides a connection to the existing Riverbend community trail. The Riverbend community trail loops around the Riverbend community and allows access to the Santa Ana River. It will further promote connectivity to the Riverside County-wide trail system.

(c) The General Plan Amendment is consistent with the Land Use Element LUE 3.6 Infrastructure which requires that new commercial development provide adequate parking, transportation facilities and utilities, including sidewalks and trails, street trees, water

resources, sewer and storm water facilities, and other utilities to serve new businesses in addition to meeting the needs of existing residents and businesses. The Project, as designed, will operate in a way that will avoid potential long-term impacts to the sensitive habitat and natural resources located along the Santa Ana River corridor. For example, by repurposing the soils "borrow" area of the Project for stormwater management, onsite water flows will be captured and directed to an area allowing for flow reduction, pollution treatment and ultimately, underground onsite detention. By capturing onsite flows utilizing the LID design, the Project takes care to avoid further impacts to the Santa Ana River either from accelerated flows coming off of paved surfaces or from urban runoff pollution.

(d) An amendment is required to address changes in ownership of land. The Project site is under private ownership and the developer seeks to change a portion of the land use from Open Space-Recreation (OS-R) to Commercial Retail (CR), which would allow for a self storage facility.

(e) In addition, an amendment is required to expand basic employment opportunities (jobs that contribute directly to the city's economic base) and that would improve the ratio of jobs-to-workers in the City because the Project will provide two (2) to three (3) employees on site at any given time.

Section 10. **Findings for Recommendation of Approval of Change of Zone.** The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that Change of Zone No. 21001 should be adopted because:

(a) Change of Zone No. 21001 is consistent with the City of Jurupa Valley General Plan in that the Project complies with the applicable general plan policy LUE 3.9 Maintenance to require property owners and tenants of commercial properties to properly maintain and repair buildings, landscaping, signs, and fencing to ensure they reflect community expectations for a quality environment and remain competitive with commercial facilities located outside the City. The Project provides exceptional farm/barn style architecture that will provide visual attraction and remain competitive with surrounding commercial facilities. Furthermore, the applicant is required to maintain and repair the facility as well as landscaping, signs, and fencing. The Project is also consistent with the General Plan policies set forth in Section 9 above which are incorporated herein by this reference.

Section 11. **Findings for Recommendation of Approval of Tentative Parcel Map No. 39001**. The Planning Commission of the City of Jurupa Valley recommends that the City Council make the following findings in connection with the approval of Tentative Parcel Map No. 39001:

1) The proposed land division is consistent with the City's General Plan, and municipal code upon the approval of the General Plan Amendment because upon the approval, the Project site will allow for a self-storage facility, which will be compatible with General Plan Policy 3.2 Accessibility. Building and parking facilities should generally be located adjacent to and oriented parallel to public streets to facilitate pedestrian accessibility and to screen parked cars. In pedestrian areas, such as Town Centers and commercial and industrial parks,

buildings should face and be directly accessible from the public sidewalk. In semi-rural, equestrian-oriented, or suburban areas, buildings should not face large parking lots but instead face major on-site landscaped, open space trails or other pedestrian-oriented features. Parking areas on adjoining commercial parcels should be physically connected to allow continuous vehicle, bicycle, pedestrian and equestrian access, and pedestrian and equestrian facilities should be located and designed to be separate from motor vehicles where possible. The Project proposes a 135,035 square foot two-story self-storage facility, seventy-seven (77) stalls for recreational vehicle storage, and an infiltration basin on 14.27 acres that will be next to the I-15 freeway, which will facilitate pedestrian accessibility.

2) The design or improvement of the proposed land division is consistent with the City's General Plan because the proposed subdivision will allow for the development of a quality self-storage facility as a commercial use with appropriate infrastructure that, upon approval of the requested entitlements would be consistent with the General Plans land use of Commercial Retail (C-R).

3) The site of the proposed land divisions is physically suitable for the type of development because it is a relatively flat, undeveloped, vacant lot located away from environmentally sensitive habitat and species areas associated with the Santa Ana River plain. The Project site is suitable to accommodate the subdivision and future development of a 135,035 square foot two-storage facility, seventy-seven (77) stalls for recreational vehicle storage, and an infiltration basin on 14.27 acres.

4) The site of the proposed land divisions is physically suitable for the proposed density of the development because it proposes a 135,035 square foot two-storage facility, seventy-seven (77) stalls for recreational vehicle storage, and an infiltration basin on 14.27, which is at the allowed Floor Area Ratio under the General Plan land use design.

5) The design of the proposed land divisions or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because Project, as designed, will operate in a way that will avoid potential long-term impacts to the sensitive habitat and natural resources located along the Santa Ana River corridor.

6) The design of the proposed land divisions or the type of improvements are not likely to cause serious public health problems because an Initial Study was prepared that evaluated potential effects with respect to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems. A MND prepared for the proposed Project determined that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been required or revisions in the Project have been made or agreed to by the Applicant. The Initial Study determined that, with the incorporation of mitigation measures, there is no substantial evidence that the proposed Project may have a significant effect on the environment. As such, the proposed Project will not cause serious public health problems.

7) The design of the proposed land divisions 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 divisions because there are no easements on the Project site that the development would be in conflict with. The proposed Project will connect to existing water and sewer lines located within 68th Street and all proposed utilities will be required to be undergrounded.

Section 12. **Findings for Recommendation of Approval of Conditional Use Permit.** The Planning Commission of the City of Jurupa Valley recommends that the City Council make the following findings in connection with the approval of Conditional Use Permit No. 21001:

(a) The proposed use will not be detrimental to the health, safety or general welfare of the community because an Initial Study was prepared that evaluated the potential effects of the Project with respect to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems. A MND prepared for the proposed Project determined that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been required or revisions in the Project have been made or agreed to by the Applicant. The Initial Study determined that, with the incorporation of mitigation measures, there is no substantial evidence that the proposed Project may have a significant effect on the environment. As such, the proposed Project will not be detrimental to the health, safety or general welfare of the community.

Section 13. **Findings for Recommendation of Approval of Site Development Permit.** The Planning Commission of the City of Jurupa Valley recommends that the City Council make the following findings in connection with the approval of Site Development Permit No. 21002:

(a) The proposed use conforms to all the requirements of the City of Jurupa General Plan and with all applicable requirements of State law and the ordinances of the City of Jurupa Valley because the proposed use will conform to all the requirements of the General Plan and the Commercial Retail (C-R) land use designation, as amended by General Plan Amendment No. 21001. The proposed General Plan land use designation is Commercial Retail (C-R), and the proposed zoning classification is General Commercial (C-1/C-P). The approval of the General Plan Amendment and the Change of Zone will accommodate the proposed 135,035 square foot two-story self-storage facility, seventy-seven (77) stalls for recreational vehicle storage. The Project complies with all applicable development standards within the General Commercial land use.

(b) The overall development of the land is designed for the protection of the public health, safety and general welfare; conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property because the combination of the site design, building design, compliance with all applicable development standards, mitigation measures, and conditions of approval will ensure that the Project is designed for the protection of the public health, safety, and general welfare. The Project is consistent with

the logical development of the land use. The Project applicant will be improving 68th Street as well as connecting to sewer and water, as improvements for the self-storage facility.

(c) The site development plan does not permit the construction of more than one structure on a single legally divided parcel.

Section 14. **Recommendation of Approval of Master Application No. 20269 with Conditions**. Based on the foregoing, the Planning Commission hereby recommends that the City Council approve Master Application No. 20269 which includes General Plan Amendment No. 20269 as shown on Exhibit "B", Change of Zone No. 21001 as shown on Exhibit "C", Tentative Parcel Map No. 39001 subject to the conditions of approval attached as Exhibit "D", Conditional Use Permit No. 21001 subject to the conditions of approval attached as Exhibit "D", and Site Development Permit No. 21002 subject to the conditions of approval attached as Exhibit "D".

Section 15. **Certification**. The Community Development Director shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Jurupa Valley on this 12th day of November, 2025

Arleen Pruitt
Chair of the Planning Commission

ATTEST:

_____

Joe Perez
Assistant City Manager/Community Development Director/Secretary to the Planning Commission

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF JURUPA VALLEY)

I, Joe Perez, Assistant City Manager/Community Development Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. PC-2025-27 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 12th day of November, 2025, by the following vote, to wit:

AYES:3 COMMISSION MEMBERS: Chair Pruitt, Chair Pro Tem Shultz, Commissioner Newman

NOES: 2 COMMISSION MEMBERS: Commissioner Rosales, and De La Torre

ABSENT: 0 COMMISSION MEMBERS:

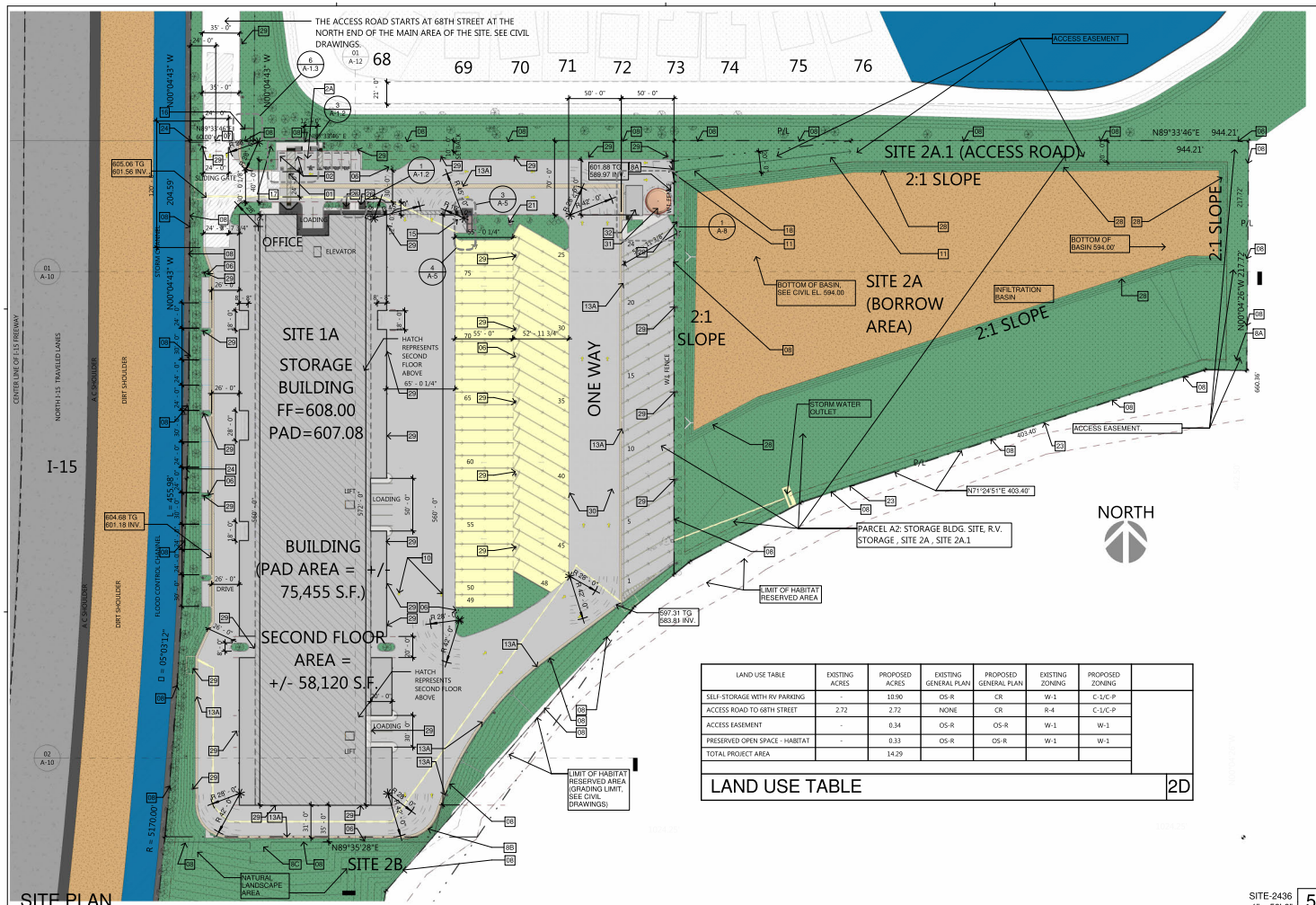
ABSTAIN: 0 COMMISSION MEMBERS:

Joe Perez

JOE PEREZ
ASSISTANT CITY MANAGER/
COMMUNITY DEVELOPMENT DIRECTOR

ATTACHMENT NO. 5

Architectural Plans



SITE PLAN

SITE-2436
1" = 50'-0"

5

LAND USE TABLE	EXISTING ACRES	PROPOSED ACRES	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN	EXISTING ZONING	PROPOSED ZONING	
SELF-STORAGE WITH RV PARKING	-	10.90	OS-R	CR	W-1	C-1/C-P	
ACCESS ROAD TO 68TH STREET	2.72	2.72	NONE	CR	R-4	C-1/C-P	
ACCESS EASEMENT	-	0.34	OS-R	OS-R	W-1	W-1	
PRESERVED OPEN SPACE - HABITAT	-	0.33	OS-R	OS-R	W-1	W-1	
TOTAL PROJECT AREA		14.29					

LAND USE TABLE 2D

UTILITIES
SEWER & WATER:
JURUPA COMMUNITY SERVICES DISTRICT
11201 HARREL STREET
MIRA LOMA, CA 91752
GAS:
SOUTHERN CALIFORNIA GAS COMPANY
CENTRALIZED CORRESPONDENCE
P.O. BOX 3150
SAN DIMAS, CA 91773
(800) 427-2000
TELEPHONE:
VERIZON
CUSTOMER SALES & SOLUTIONS CENTER
P.O. BOX 11328
ST. PETERSBURG, FL 33733
(800) 655-4555
ELECTRICAL:
SOUTHERN CALIFORNIA EDISON COMPANY
1351 E. FRANCIS STREET
ONTARIO, CA 91761
(800) 655-4555
CABLE:
VERIZON
CUSTOMER SALES & SOLUTIONS CENTER
P.O. BOX 11328
ST. PETERSBURG, FL 33733
(800) 483-4000

SCHOOL DISTRICT:
JURUPA UNIFIED SCHOOL DISTRICT
4850 PEDLEY ROAD
JURUPA VALLEY, CA 92509
(951) 360-4160
FIRE PROTECTION:
CAL FIRE WEST, RIVERSIDE STATION 18
7545 MISSION BLVD.
JURUPA VALLEY, CA 92509
(951) 685-5260
FENCING:
ENTIRE PROJECT IS FENCED WITH 6 FT CHAINLINK FENCING AND WROUGHT IRON FENCING. AUTOMATIC GATES WILL BE INSTALLED AT DRIVEWAYS INTO SITE.
HAZARD MATERIALS:
NO FLAMMABLE/COMBUSTIBLE LIQUIDS OR WASTE OIL WILL BE STORED ON SITE
FIRE DEPARTMENT NOTES:
PRIOR TO ISSUANCE OF A BUILDING PERMIT THE FOLLOWING SHALL PROVIDED:

FIRE HYDRANTS AND FIRE FLOW:
PROVIDE OR SHOW THERE EXIST FIRE HYDRANT(S) CAPABLE OF DELIVERING FIRE FLOW AS REQUIRED BY CALIFORNIA FIRE CODE AND RIVERSIDE COUNTY FIRE DEPARTMENT STANDARDS WITHIN 400 FEET OF ALL PORTIONS OF ALL STRUCTURES

UTILITIES 2

J. Craig Mann
ARCHITECT
ARCHITECTURE . PLANNING . INTERIOR
1901 NEWPORT BLVD.
SUITE 350
COSTA MESA, CA 92626
JCRAIGM@GMAIL.COM
STUDIOM.JCMA@GMAIL.COM

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CLIENT
STEVE GALVEZ

MR. STEVE GALVEZ
20 PASEO VERDE
SAN CLEMENTE, CA 92673
(951) 297-8120
EMAIL: STEVE@STEVEGALVEZ.COM

PROJECT TITLE
R.V. SELF-STORAGE FACILITY

68TH STREET 01-15
JURUPA VALLEY, CA

JURUPA VALLEY, CALIFORNIA

SHEET TITLE
SITE PLAN

SIGN BY

LICENSED ARCHITECT J. CRAIG MANN No. 6236 Exp. 11-30-25 STATE OF CALIFORNIA

DELTA	REVISION	DATE
	ISSUED	06/14/23
	REVISED LIFT AND PLANS	07/27/23
	FIRE TRUCK 'T' TURNING	08/01/23
	UNIT MIXES- SITE	08/15/23
	SITE AND SECTIONS	09/07/23
	REVISION - CORRECTIONS	09/28/23
	REVISION - CIVIL	03/27/24
	REVISION	04/17/24
	EXHIBIT-PROJECT AREA	08/28/24
	REVISION - CIVIL	12/05/24
	CIVIL- WATER TANK	12/17/24
	SITE SECTION	02/18/25
	DUMP STATION	07/16/25

DATE: 02/18/23
JOB NUMBER 20-848

A-1

CIVIL ENGINEERING (TBD)
W.H. CIVIL
25 MAUCHLY, SUITE 323
IRVINE, CA 92618
1590 OAKLAND ROAD, SUITE B112.
SAN JOSE, CA 95131
ACOUSTICAL ENGINEERING
MD ACOUSTICS (GHG, AQ ENERGY & NOISE)
MIKE DICKERSON
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(GENERAL BIO, JPR & CEQA)
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GEOTECHNICAL
ENVIRONMENTAL
METARIALS TESTING
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LANDSCAPE ARCHITECT
ROYAL OAK DESIGN
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TEL: (323) 788-2750

CONSULTANTS 5

1. SELF-STORAGE WITH R.V. PARKING SITE ONLY. 4'-0" W. MIN. ACCESSIBLE PATH OF TRAVEL. 5% MAX. SLOPE IN TRAVEL DIRECTION AND 2% MAX. CROSS SLOPE.
2. 9'-0" x 18'-0" ACCESSIBLE PARKING WITH 8'-0" WIDE LOADING. 2A. 12'-0" x 18'-0" ACCESSIBLE EV CHARGING ONLY WITH 5'-0" WIDE LOADING
3. (2) 12'-0" W. x 6'-0" W.I. SWINGING GATE WITH MOTOR WITH KNOX BOX FOR FIRE DEPARTMENT. 4. LANDSCAPING
5. KEY KNOX BOX MOUNTED AT ROLLING GATE. PROVIDE KEY TO THE GATE AND THE BUILDING ENTRANCE. 6. FIRE HYDRANT LOCATION
7. 24'-0" W. x 6'-0" H. POWER OPERATED SLIDING GATE WITH KNOX BOX PER FIRE DEPARTMENT.
8. 6' H. W.I. FENCE 8A. 20'-0" x 6'-0" W.I. SWINGING GATE WITH KNOX BOX
8B. 4'-0" H. RETAINING WALL SEE CIVIL
8C. 16'-0" x 6'-0" W.I. SWINGING GATE WITH KNOX BOX
9. ENTRY SIGN 10. PAINTED DIRECTIONAL ARROW ON PAVING.
11. 20'-0" ACCESS ROAD. RAMP SLOPE TO BE 4 % 12. LOW AND HIGH KEYPAD.
13. ACCESSIBLE SIGN AT ENTRY DRIVE. 13A. CONCRETE GUTTER, SEE CIVIL DRAWINGS
14. 25'-0" SETBACK LINE AT PROPERTY FACING STREET. 15. TRASH ENCLOSURE
16. MONUMENT SIGN, MONUMENT SIGN AND ANY OTHER SIGNAGE OR FREE STANDING SIGN TO BE SUBMITTED UNDER SEPARATE PERMIT. 17. FLAG POLE. 35'-0" H. MAX.
18. 20'-0" WIDE DRIVE RAMP WITH 10 PERCENT SLOPE (170'-0" MIN. LONG FOR 17'-0" H.)
19. 4 HR. SEPARATION WALL, 2'-6" MIN. EXTENDS ABOVE ADJACENT ROOF.
20. METAL STANDING SEAM ROOF. 21. DUMP STATION.
22. PROPOSED DETENTION BASIN. DEEP. SEE CIVIL DRAWING.
23. 6'-0" H. CONCRETE BLOCK RETAINING WALL. SEE CIVIL DRAWINGS
24. FENCE AT PROPERTY LINE. SEE CIVIL
25. 3 HR. RATED WALL WITH PARAPET EXTENDS 2'-6" MIN. OVER ROOF TO PROVIDE BUILDING SEPARATION AREAS UNDER 47,100 S.F. PER FIRE DEPARTMENT REQUIREMENT.
26. SITE BICYCLE RACK OR BICYCLE SPACES
27. 17'-0" TO 20'-0" H. 2:1 SLOPE. SEE CIVIL DRAWINGS. 28. 2:1 SLOPE
29. SITE LIGHTING. SEE PHOTOMETRIC PLAN. 30. DRAINAGE SYSTEM. SEE CIVIL
31. 75,000 GAL TANK. SEE CIVIL DWGS. 32. PUMP HOUSE. SEE CIVIL DWGS.

SITE PLAN KEY NOTES 4

SCOPE OF WORK: NEW SELF-STORAGE FACILITY. THE TOTAL SITE CONSISTS OF 14.29 ACRES AS FOLLOWS:
APN 152-020-010 & APN 152-060-009.....2.72 ACRES (ACCESS ROAD FROM 68 STREET)
APN 152-060-007
SITE AREA = +/-474,804 S.F., 10.90 ACRES (SELF-STORAGE WITH R.V. PARKING, & A PART OF EASEMENT).
SELF-STORAGE & R.V. STORAGE SITE :
SITE AREA 1A = +/- 329,749 SF (7.57 ACRES) (BUILDING & R.V. SITE AND MISC.)
SITE 2A (BORROWED AREA) = 144,982 SF(3.33 ACRES),
SITE 2A.1 ACCESS EASEMENT = 14,873 (0.34 ACRE.)
SITE 2B = 14,375 SF(0.33 ACRES)(NATURAL LANDSCAPE)
(E) ZONING : W-1. PROPOSED ZONING: C-1/C-P AND W-1
USE GOUP -OCCUPANCY : B - OFFICE, S1- STORAGE
FLOOD ZONE: AE ZONE AND FLOODWAY, CONSTRUCTION TYPE: II-A, SPRINKLER: YES, SPRINKLERED
STORY: TWO STORIES FOR STORAGE, ONE STORY FOR OFFICE, STREET SETBACK = 25'-0"
BUILDING COVERAGE = 75,455 S.F. (22.88 %) (TOTAL BUILT-OUT BASED ON SITE AREA 1A)
LANDSCAPE AREA = 25,688 S.F. (7.79 %) (ESTIMATED)
PAVEMENT AREA & SOIL (MISC.) = 228,606 S.F. (69.33 %)
(BASED ON SITE AREA 1A = 329,749 SF = 7.57 ACRES)
FLOOR AREAS:
OFFICE.....670 S.F.
STORAGE FIRST FLOOR.....74,785 S.F. (UNLIMITED S.F. PER CBC TABLE 506.2 OR 507.4)
SECOND FLOOR.....58,120 S.F. (UNLIMITED S.F. PER CBC TABLE 506.2 OR 507.4)
TOTAL.....136,035 S.F. (EST.)
STORAGE AREA.....135,365 S.F.
(TYPE II-A, SPRINKLERED BUILDING WITH 2 STORIES PER CBC TABLE 506.2,
EXTERIOR AND INTERIOR BEARING WALLS TO BE 1 HR RATED PER CBC TABLE 601,
FLOOR AND ASSOCIATED SECONDARY MEMBERS TO BE 1 HR RATED PER CBC TABLE 601)

TOTAL PARKING REQUIRED: 4+6+11 =21 SPACES INCLUDING 2 ADA ACCESS. SPACES
PROVIDED: (6) 9'X18' SPACES INCLUDING 2 ADA ACCESSIBLE PARKING, (1) 12'-0" x 18'-0" ACCESSIBLE EV CHARGING ONLY AND (12) 9'X24' PARALLEL PARKING AND (8) LOADING SPACES
= (19) PARKING SPACES AND (8) LOADING SPACES
R.V. STORAGE SITE: R.V. PARKING SPACES: +/- 77 SPACES (12' x 50' & 12' x 55')

PROJECT DATA 3

LEGAL DESCRIPTION:
APN: 152-020-010 (1.83 AC.); 152-060-007 (15.13 AC.); 152-060-009 (0.91 AC.) AND A PORTION OF 006
TOWNSHIP 2 SOUTH, RANGE 6 WEST, SECTIONS 30 & 31, SBM
USGS CORONA NORTH, CALIFORNIA QUADRANGLE, 7.5; SERIES

LEGAL DESCRIPTIONS 2A

STEVE GALVEZ
20 PASEO VERDE
SAN CLEMENTE, CA 92673
Mr. CONTACT PERSON
STEVE GALVEZ
951-297-8120
EMAIL:
STEVE@STEVEGALVEZ.COM

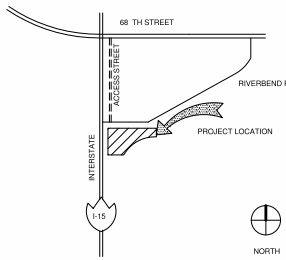
OWNERS

INDEX 2B

001 A-1 SITE PLAN	012 A-8 PUMP HOUSE
002 A-1.1 R.V. SITE PLAN	013-014 A-9-10 SECTIONS
003 A-1.2 SITE DETAIL	015-016 A-11 -12 SITE SECTIONS
004 A-1.3 GATE DETAILS	017 TO 026: A17C TO A26C:
005 A-1.4 LINE OF SIGHT	COLOR ELEVATIONS.
006 A-2 UNIT PLANS AND ROOF	027 A-27V COLOR VIEW
007 A-3 FLOOR PLANS - 1 ST.	028-TO 030: A28R TO A30R: RENDER
008 A-4 FLOOR PLANS - 2 ND.	031-TO 045: A31V TO A45V: VIEWS
009 A-5 OFFICE	ESL-1: PHOTO METRIC
010 A-6 ELEVATIONS	L-1, L-2 & LF-1: LANDSCAPE PLANS
011 A-7 OFFICE ELEVATIONS	

USE	PROPOSED SIZE	CODE REQUIREMENT	REQUIRED SPACE
OFFICE (670 S.F.)	670 S.F.	1 SPACE PER EVERY 200 SQUARE FEET OF NET LEASEABLE FLOOR AREA	3.35 OR 4
STORAGE (132,905 S.F.)	8 EMPLOYEES	2 SPACES PER 3 EMPLOYEES	5.3 OR 6
STORAGE YARD (53,539 S.F.)	(53,539 S.F.)	1 SPACE PER EACH 5,000 SQUARE FEET OF LOT AREA	10.7 OR 11
STORAGE YARD(R.V. AREA 1 + R.V. AREA 2 = 53,539 S.F.)		TOTAL	21

TABLE PARKING REQUIREMENT 2C



VICINITY MAP N.T.S. 1

UTILITIES 2

SEWER & WATER:
JURUPA COMMUNITY SERVICES DISTRICT
11201 HARREL STREET
MIRA LOMA, CA 91752

GAS:
SOUTHERN CALIFORNIA GAS COMPANY
CENTRALIZED CORRESPONDENCE
P.O. BOX 3150
SAN DIMAS, CA 91773
(800) 427-2000

TELEPHONE:
VERIZON
CUSTOMER SALES & SOLUTIONS CENTER
P.O. BOX 11328
ST. PETERSBURG, FL 33733
(800) 655-4555

ELECTRICAL:
SOUTHERN CALIFORNIA EDISON COMPANY
1351 E. FRANCIS STREET
ONTARIO, CA 91761
(800) 655-4555

CABLE:
VERIZON
CUSTOMER SALES & SOLUTIONS CENTER
P.O. BOX 11328
ST. PETERSBURG, FL 33733
(800) 483-4000

SCHOOL DISTRICT:
JURUPA UNIFIED SCHOOL DISTRICT
4850 PEDLEY ROAD
JURUPA VALLEY, CA 92509
(951) 360-4160

FIRE PROTECTION:
CAL FIRE WEST, RIVERSIDE STATION 18
7545 MISSION BLVD.
JURUPA VALLEY, CA 92509
(951) 685-5260

FENCING:
ENTIRE PROJECT IS FENCED WITH 6 FT CHAINLINK FENCING AND WROUGHT IRON FENCING. AUTOMATIC GATES WILL BE INSTALLED AT DRIVEWAYS INTO SITE.

HAZARD MATERIALS:
NO FLAMMABLE/COMBUSTIBLE LIQUIDS OR WASTE OIL WILL BE STORED ON SITE

FIRE DEPARTMENT NOTES:
PRIOR TO ISSUANCE OF A BUILDING PERMIT THE FOLLOWING SHALL PROVIDED:

FIRE HYDRANTS AND FIRE FLOW:
PROVIDE OR SHOW THERE EXIST FIRE HYDRANT(S) CAPABLE OF DELIVERING FIRE FLOW AS REQUIRED BY CALIFORNIA FIRE CODE AND RIVERSIDE COUNTY FIRE DEPARTMENT STANDARDS WITHIN 400 FEET OF ALL PORTIONS OF ALL STRUCTURES

ACCESSIBLE NOTES 9

DISABLED ACCESS NOTES

1. THE MAX. SLOPE OF THE PARKING SURFACE AT THE ACCESSIBLE SPACE, IN ANY DIRECTION,IS <1/4" PER FT. (2.0%). THE MAX. SLOPE AT THE PASSENGER LOADING ZONE IS TO BE <2%.
2. WALKS ALONG AN ACCESSIBLE ROUTE OF TRAVEL ARE REQUIRED TO BE >48" MIN. IN WIDTH AND HAVE RESISTANT SLIP SURFACES.
3. THE MAX. PERMITED CROSS SLOPE SHALL BE <1/4".
4. ABRUPT LEVEL CHANGES WILL BE <1/2" ALONG ANY ACCESSIBLE ROUTE OF TRAVEL. WHEN CHANGES OCCUR, THEY SHALL BE BEVELED WITH A SLOPE OF <1:2. LEVEL CHANGES OF <1/4" MAY BE VERTICAL.
5. A 60" x 60" LEVEL AREA IS PROVIDED AT AREAS WHERE A DOOR (OR GATE) SWINGS TOWARD THE WALK IN THE ACCESSIBLE ROUTE OF TRAVEL. THE WALISHALL EXTEND >24" BEYOND THE STRIKE EDGE OF ANY DOOR (OR GATE) THA'SWINGS TOWARD THE WALK.
6. >80" HEADROOM SHALL BE PROVIDED FROM ALL WALKWAY SURFACES TO OBSTRUCTIONS.
7. ANY PATH OF TRAVEL WITH A SLOPE >1:20 (5%) MUST COMPLY WITH PEDESTRIAN RAMP REQUIREMENTS.
8. ALLOWABLE SLOPE FOR AN ACCESSIBLE RAMP IS <1:12 (8.33%).
9. THE ALLOWABLE CROSS SLOPE AT PEDESTRIAN RAMPS SHALL BE <1/4" PER FOOT (2%).
10. RAMP SURFACES SHALL BE SLIP RESISTANT.
11. RAMPS SHALL HAVE A MIN. WIDTH OF 48" & SHALL NOT ENCROACH INT(ACCESSIBLE PARKING SPACE(S).
12. INSTALL H/C SYMBOLS AT ALL H/C ACCESSIBLE ENTRY DOORS
13. H/C PATH OF TRAVEL TO PUBLIC R.O.W. SHALL HAVE ONE FOOT-CANDLE MIN. LIGHTING.
14. ACCESSIBLE PATH OF TRAVEL SLOPE SHALL NOT EXCEED 5% IN TRAVEL DIRECTION AND 2% CROSS SLOPE.

SITE PLAN GENERAL AND FIRE NOTES 14

1. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICABLE MANER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE C901.3
2. BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHAIBE A MINIMUM 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8" INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM !INCHES HIGH, 2 INCHES WIDE WITH A 1/2" IN STROKE. FIRE CODE 901.4.4.
3. A KEY BOX SHALL BE PROVIDED AT LOCATIONS PER FIELD INSPECTOR DESIGN, IN ACCORDANCE WITH FIRE CODE 902.4, AND AS SET FORTH IN FIRE DEPARTMENT REGULATION
4. FIRE HYDRANTS AT THIS LOCATION IS 2000 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A PUBLIC
5. THE REQUIRED FIRE FLOW FOR DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 903.2 AND FIRE DEPARTMENT REGULATION
6. THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:
   BASIC FIRE FLOW: 3,000 GPM
   INCREASE 500 GPM FOR EACH STORY ABOVE GROUND FLOOR:500 GPM
   INCREASE 500 GPM FOR A SINGLE EXPOSURE WITHIN 50 FEET: 500 GPM
   INCREASE FOR HAZARDOUS OCCUPANCY: GPM
   REDUCTION FOR FIRE SPRINKLERS AND/OR CONSTRUCTION TYPE: 2,000 GPM
7. ELEVATORS, DUMBWAITERS, ESCALATORS AND MOVING WALKS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN BUILDING CODE CHAPTER 30.
8. BUILDING CONSTRUCTION TYPE, SEE UNDER PROJECT DATA.
9. OPENINGS THROUGH FLOORS SHALL BE ENCLOSED IN A SHAFT ENCLOSURE OF FIRE-RESISTIVE CONSTRUCTION AS REQUIRED BY BUILDING CODE 7.11.
10. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 1001.3.
11. EXIT DOORS SHALL BE CAPABLE OF OPENING WITHOUT THE USE OF A KEY AND OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1003.3.1.8.
12. ATTACHED " FIRE FLOW AVAILABILITY" FORM 196. FIRE CODE 903.2.1.
13. THE WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS SHALL BE NOT LESS THAN 3 FEET IN NOMINAL WIDTH BY 6 FEET 8 INCHES IN NORMINAL HEIGHT AND SHALL BE CAPABLE OF OPENING SUCH AS THE CLEAR WIDTH IS NOT LESS THAN 32 INCHES. BUILDING CODE 1003.3.1.3.
14. THE MEANS OF EGRESS TRAVEL SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOLEVEL. BUILDING CODE 1003.2.9.1.
15. THE POWER SUPPLY FOR THE MEANS OF EGRESS EXIT ILLUMINATION SHALL BE SUPPLIED FROM SEPARATE SOURCES IN ACCORDANCE WITH THE BUILDING CODE 1003.2.9.2.
16. PROTABLE FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIRE DEPARTMENT FEILD INSPECTOR IN ACCORDANCE WITH FIRE CODE 1002.1.
17. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS (40.5 CU. F.) OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECT BY AN APPROVED AUTOMATED FIRE SPRINKLER SYSTEM. FIRE CODE 1103.2.2.

CONSULTANTS 5

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TEL: (323) 786-2750

SITE PLAN KEY NOTES 3

1. SELF-STORAGE WITH R.V. PARKING SITE ONLY: 4'-0" W. MIN. ACCESSIBLE PATH OF TRAVEL. 5% MAX. SLOPE IN TRAVEL DIRECTION AND 2% MAX. CROSS SLOPE.
1A. (N) 4'-0" MIN. WIDE ACCESSIBLE WALKWAY FROM ACCESSIBLE PARKING OR ACCESSIBLE PATH OF TRAVEL TO PUBLIC WAY, SEE 'DISABLED ACCESS NOTES.'
1B. (N) 4'-0" MIN. WIDE ACCESSIBLE WALKWAY, SEE 'DISABLED ACCESS NOTES.' PERPENDICULAR ACCESSIBLE PATH TO BE FLUSHED WITH DRIVEWAY PAVEMENT. PARALLEL ACCESSIBLE PATH TO BE RAISED MIN. 4" ABOVE DRIVING SURFACE.
1C. (N) 4" H. CURB AT RAISED ACCESSIBLE PATH OF TRAVEL. (CBC 11B-250.1)
2. 9'-0" x 18'-0" ACCESSIBLE PARKING WITH 8'-0" WIDE LOADING. 2A. 12'-0" x 18'-0" ACCESSIBLE EV CHARGING ONLY WITH 5'-0" WIDE LOADING
3. (2) 12'-0" W. x 6'-0" W.I. SWINGING GATE WITH MOTOR WITH KNOX BOX FOR FIRE DEPARTMENT 4. LANDSCAPING
5. KEY KNOX BOX MOUNTED AT ROLLING GATE. PROVIDE KEY TO THE GATE AND THE BUILDING ENTRANCE. 6. FIRE HYDRANT LOCATION
7. 24'-0" W. x 6'-0" H. POWER OPERATED SLIDING GATE WITH KNOX BOX PER FIRE DEPARTMENT.
8. 6' H. W.I. FENCE 8A. 20'-0" x 6'-0" W.I. SWINGING GATE WITH KNOX BOX
   8B. 4'-0" H. RETAINING WALL, SEE CIVIL.
   8C. 16'-0" x 6'-0" W.I. SWINGING GATE WITH KNOX BOX
9. ENTRY SIGN 10. PAINTED DIRECTIONAL ARROW ON PAVING.
11. 20'-0" ACCESS ROAD. RAMP SLOPE TO BE 4 %12. LOW AND HIGH KEYPAD.
13. ACCESSIBLE SIGN AT ENTRY DRIVE. 13A. CONCRETE GUTTER, SEE CIVIL DRAWINGS
14. 25'-0" SETBACK LINE AT PROPERTY FACING STREET. 15. TRASH ENCLOSURE
16. MONUMENT SIGN. MONUMENT SIGN AND ANY OTHER SIGNAGE OR FREE STANDING SIGN TO BE SUBMITTED UNDER SEPARATE PERMIT.17. FLAG POLE. 35'-0" H. MAX.
18. 20'-0" WIDE DRIVE RAMP WITH 10 PERCENT SLOPE (170'-0" MIN. LONG FOR 17'-0" H.)
19. 4 HR. SEPARATION WALL, 2'-6" MIN. EXTENDS ABOVE ADJACENT ROOF.
20. METAL STANDING SEAM ROOF. 21. DUMP STATION.
22. PROPOSED DETENTION BASIN. DEEP. SEE CIVIL DRAWING.
23. 6'-0" H. CONCRETE BLOCK RETAINING WALL. SEE CIVIL DRAWINGS
24. FENCE AT PROPERTY LINE. SEE CIVIL
25. 3 HR. RATED WALL WITH PARAPET EXTENDS 2'-6" MIN. OVER ROOF TO PROVIDE BUILDING SEPARATION AREAS UNDER 47,100 S.F. PER FIRE DEPARTMENT REQUIREMENT.
26. SITE BICYCLE RACK OR BICYCLE SPACES
27. 17'-0" TO 20'-0" H. 2:1 SLOPE. SEE CIVIL DRAWINGS. 28. 2:1 SLOPE
29. SITE LIGHTING. SEE PHOTOMETRIC PLAN. 30. DRAINAGE SYSTEM, SEE CIVIL
31 WALL PACK LIGHT OR POLE MOUNTED LIGHT, SEE ELECTRICAL PLANS
32. FURNISH & INSTALL 3' SCH 80 PVC CONDUIT WITH PULL ROPE TO SCE TRANSFORMER (TBD.).
33A. PARKING MARKED 'CLEAN AIR/VAN POOL/EV' DESIGNATED FOR ANY COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL VEHICLES OR CLEAN AIR VEHICLE (CAV) PER CALGREEN CODE TABLE 5.106.5.2
33B. PARKING MARKED 'EVCS' DESIGNATED FOR EV PARKING WITH CHARGER AND SIGN (WITH UNDERGROUND ELECTRICAL CONDUIT AND CHARGER INSTALLED OR 'EVSE-INSTALLED'. INSTALL A MINIMUM NUMBER OF LEVEL 2 EV CHARGING STATIONS.
   SIGN IS NOT REQUIRED IF FEWER THAN 4 EVCS PROVIDED PER CBC 11B-812.8.1). SEE DETAIL
33C. PARKING MARKED 'EVSE' DESIGNATED FOR FUTURE ADA ACCESSIBLE EV PARKING WITH FUTURE CHARGER AND SIGN (EV READY WITH UNDERGROUND ELECTRICAL CONDUIT AND EVSE READY OUTLET INSTALLED-INSTALL ELECTRICAL PANEL CAPACITY AND RACEWAY WITH CONDUIT TO TERMINATE IN A JUNCTION BOX OR 240-VOLT CHARGING OUTLET (TYPICAL CLOTHING DRYER OUTLET).
33D. PARKING DESIGNATED FOR CLEAN-AIR VEHICLE (CAV) AND EV CAPABLE ONLY WITH FUTURE CHARGER AND SIGN (IF 4 OR MORE EV SPACES) INSTALLED (ELECTRICAL CONDUIT ONLY INSTALLED- 'EV-CAPABLE' INSTALL ELECTRICAL PANEL CAPACITY WITH A DEDICATED BRANCH CIRCUIT AND A CONTINUOUS RACEWAY FROM THE PANEL TO THE FUTURE EV PARKING SPOT.) SEE DETAIL
42A. ACCESSIBLE SIGN. SIGN 'A' WITH INTERNATIONAL ACCESSIBLE SYMBOL AND TEXT: "ACCESSIBLE ENTRANCE" AND DIRECTIONAL ARROW. TO BE INSTALLED ALONG ACCESSIBLE PATH OF TRAVEL
42B ACCESSIBLE SIGN. SIGN 'B' WITH INTERNATIONAL ACCESSIBLE SYMBOL AND TEXT: "ENTRANCE". TO BE INSTALLED AT THE MAIN ACCESSIBLE DOOR OF THE BUILDING

PROJECT DESCRIPTIONS 3

SCOPE OF WORK: NEW SELF-STORAGE FACILITY. THE TOTAL SITE CONSISTS OF 86.79 ACRES AS FOLLOWS:
APN 152-020-10-10 & APN 152-060-09-09..........2.72 ACRES (ACCESS ROAD FROM 68 STREET)
APN 152-060-06.......... 71.00 ACRES (HABITAT DEDICATION) & 1.52 ACRES (EASEMENT)
(CONSERVATION AREA: WESTERN HABITAT & EASTERN HABITAT)
APN 152-060-07-07................................+/- 15.88 ACRES & 0.21 ACRES (A PART OF EASEMENT)
APN 152-070-09-08................................+/- 21.62 ACRES (HABITAT & EASEMENT)
SITE AREA : +/-474,804 S.F., 10.90 ACRES (SELF-STORAGE WITH R.V. PARKING, & A PART OF EASEMENT). SELF-STORAGE & R.V. STORAGE SITE : **SITE AREA 1A = +/- 279,129 SF (6.41 ACRES)** (BUILDING & R,V.SITE) SITE 2A (BORROWED AREA) = 144,908 SF(3.33 ACRES), SITE 2A.1 ACCESS EASEMENT = 0.34 ACRE. SITE 2B = 39,316 SF(0.9 ACRES)(NATURAL LANDSCAPE)
(E) ZONING : W-1. PROPOSED ZONING: C-1/C-P AND W-1
USE GOUP-OCCUPANCY : B - OFFICE, S1- STORAGE
FLOOD ZONE: AE ZONE AND FLOODWAY, CONSTRUCTION TYPE: II-A; SPRINKLER: YES, SPRINKLERED
STORY: TWO STORIES FOR STORAGE, ONE STORY FOR OFFICE, STREET SETBACK = 25'-0"
BUILDING COVERAGE = 76,685 S.F. (27.47 %) (TOTAL BUILT-OUT BASED ON SITE AREA 1A)
LANDSCAPE AREA = 25,688 S.F. (9.20 %) (ESTIMATED)
PAVEMENT AREA & SOIL = 176,756 S.F. (63.33 %) (BASED ON SITE AREA 1A = **279,129 SF = 6.41 ACRES**)
FLOOR AREAS: OFFICE......................................670 S.F.
STORAGE FIRST FLOOR.....................................76,015 S.F. (UNLIMITED S.F. PER CBC TABLE 506.2 OR 507.4)
SECOND FLOOR...59,350 S.F. (UNLIMITED S.F. PER CBC TABLE 506.2 OR 507.4)
TOTAL...136,035 S.F. (EST.)
STORAGE AREA..135,365 S.F.
(TYPE II-A, SPRINKLERED BUILDING WITH 2 STORIES PER CBC TABLE 506.2,
EXTERIOR AND INTERIOR BEARING WALLS TO BE 1 HR RATED PER CBC TABLE 601,
FLOOR AND ASSOCIATED SECONDARY MEMBERS TO BE 1 HR RATED PER CBC TABLE 601)
TOTAL PARKING REQUIRED: 4+6+11 =21 SPACES INCLUDING 2 ADA ACCESS. SPACES
PROVIDED: (6) 9'X18' SPACES INCLUDING 2 ADA ACCESSIBLE PARKING, (1) 12'-0" x 18'-0" ACCESSIBLE EV CHARGING ONLY AND (12) 9'X24' PARALLEL PARKING AND (8) LOADING SPACES. (INCLUDING 4 EVCS OR EV CAPABLE SPACES) = (19) PARKING SPACES AND (8) LOADING SPACES
R.V. STORAGE SITE: R.V. PARKING SPACES: +/- 77 SPACES (12' x 50' & 12' x 55')

PROJECT DATA 2

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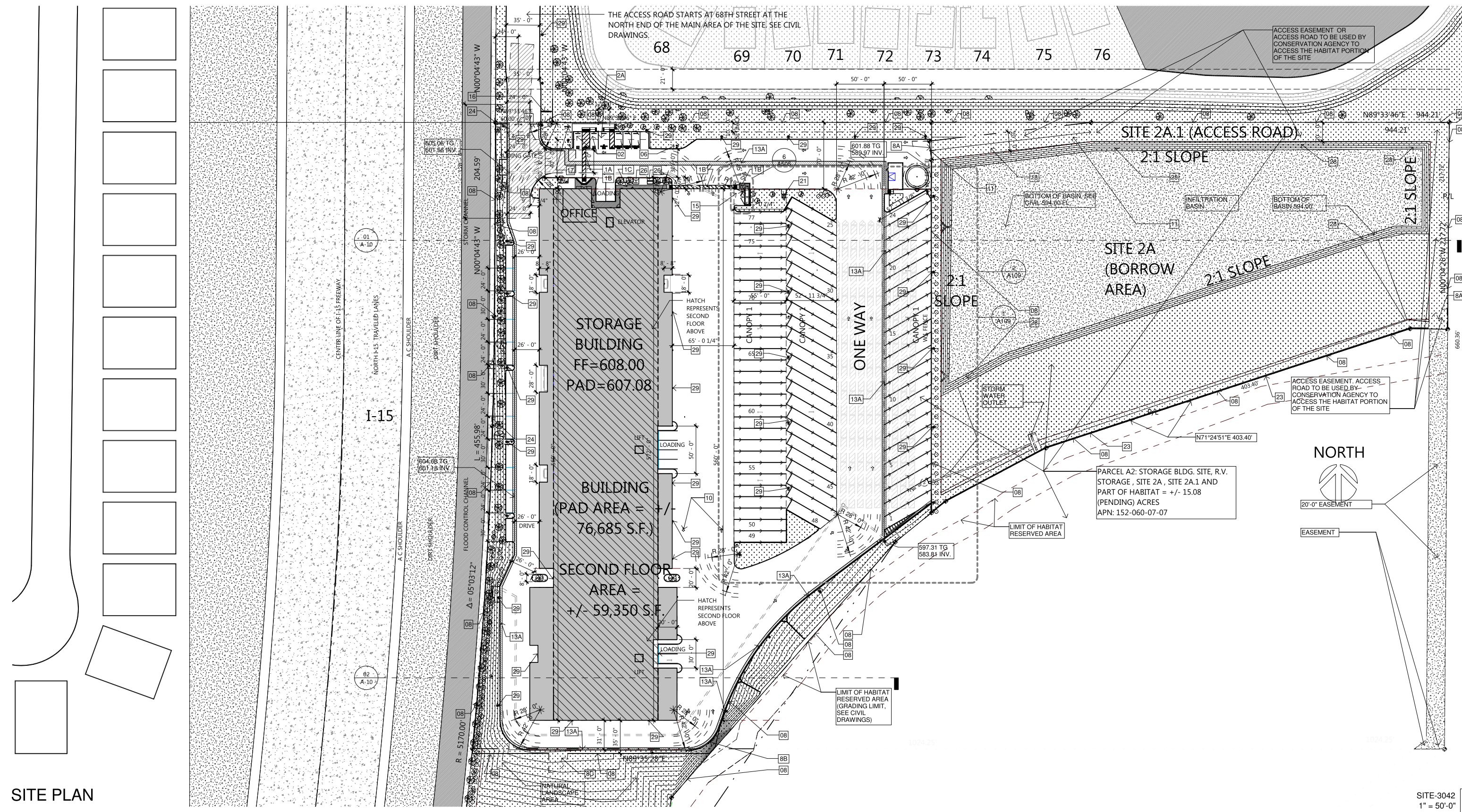
20 PASEO VERDE
SAN CLEMENTE, CA 92673
Mr. CONTACT PERSON
STEVE GALVEZ
951-297-8120
EMAIL: STEVE@STEVEGALVEZ.COM

OWNERS 2B

LEGAL DESCRIPTION:
APN: 152-020-010 (1.83 AC.); 152-060-007 (15.13 AC.); 152-060-009 (0.91 AC.) AND A PORTION OF 006
TOWNSHIP 2 SOUTH, RANGE 6 WEST, SECTIONS 30 & 31, SBM
USGS CORONA NORTH, CALIFORNIA QUADRANGLE, 7.5; SERIES

LEGAL DESCRIPTIONS 2A



SITE PLAN

SITE-3042
1" = 50'-0"
4

TOTAL NUMBER OF EVCS AT A FACILITY (NOTE 1)	MINIMUM NUMBER (BY TYPE) OF EVCS REQUIRED TO COMPLY WITH SECTION 11B-8121 (NOTE 1)		
	VAN ACCESSIBLE	STANDARD ACCESSIBLE	AMBULATORY ACCESSIBLE
1 TO 4	1	0	0
5 TO 25	1	1	0
26 TO 50	1	1	1
51 TO 75	1	2	2
76 TO 100	1	3	3
101 AND OVER	1, PLUS 1 FOR EACH 300, OR FRACTION THEREOF, OVER 100 3, PLUS 1 FOR EACH 60, OR FRACTION THEREOF, OVER 100 3, PLUS 1 FOR EACH 50, OR FRACTION THEREOF, OVER 100		

NOTES:

1. WHERE AN EV CHARGER CAN SIMULTANEOUSLY CHARGE MORE THAN ONE VEHICLE, THE NUMBER OF EVCS PROVIDED SHALL BE CONSIDERED EQUIVALENT TO THE NUMBER OF ELECTRIC VEHICLES THAT CAN BE SIMULTANEOUSLY CHARGED.

EVCS TABLES ABLE 11B-228.3.2.1 5

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)[2]
0—9	0	0
10—25	4	0
26—50	8	2
51—75	13	3
76—100	17	4
101—150	25	6
151—200	35	9
201 and over	20 percent of total[1]	25 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.

2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.

EVCS TABLES 4

1. THE BUILDING CANNOT BE OCCUPIED UNTIL THE TENANT IMPROVEMENT WAS REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT.

2. ANY HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES LISTED IN IBC TABLES 307.1(1) & 307.1(2).

SITE NOTES

EVCS NOTES
EVCS NOTE: (SEE NOTE 33A, 33B, 33C AND 33D OF SITE PLAN NOTE)
1. "EVCS" TEXT SHOWN AS BEING WRITTEN ON THE PAVED SURFACE OF DESIGNATED PARKING SPACES ARE SHOWN ONLY FOR THE PURPOSE OF SHOWING THE SPACES WHERE THERE IS UNDERGROUND AND/OR SURFACE MOUNTED RACEWAYS NECESSARY FOR THE SUPPORT OF FUTURE EV CHARGING EQUIPMENT.
2. APPROPRIATE TEXT WILL BE PAINTED ON THE PAVEMENT OF THE PARKING SPACE AT THE TIME THAT THE EQUIPMENT FOR THE CHARGING IS ACTUALLY INSTALLED.

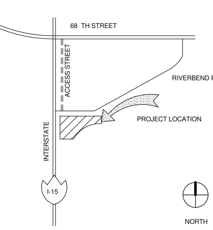
EVCS NOTES 4

LAND USE TABLE	EXISTING ACRES	PROPOSED ACRES	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN	EXISTING ZONING	PROPOSED ZONING
SELF-STORAGE WITH RV PARKING	-	10.90	OS-R	CR	W-1	C-1/C-P
ACCESS ROAD TO 68TH STREET	2.72	2.72	NONE	CR	R-4	C-1/C-P
ACCESS EASEMENT	-	0.34	OS-R	OS-R	W-1	W-1
PRESERVED OPEN SPACE - HABITAT	-	0.31	OS-R	OS-R	W-1	W-1
TOTAL PROJECT AREA		14.27				
PRESERVED OPEN SPACE - HABITAT	-	71.00	OS-R	OS-R	W-1	W-1
EASEMENT	-	1.52	OS-R	OS-R	W-1	W-1
TOTAL AREA HABITAT DEDICATION AREA	-	72.52				
TOTAL AREA	-	86.79				

LAND USE TABLE 2D

USE	PROPOSED SIZE	CODE REQUIREMENT	REQUIRED SPACE
OFFICE (670 S.F.)	670 S.F.	1 SPACE PER EVERY 200 SQUARE FEET OF NET LEASEABLE FLOOR AREA	3.35 OR 4
STORAGE (132,905 S.F.)	8 EMPLOYEES	2 SPACES PER 3 EMPLOYEES	5.3 OR 6
STORAGE YARD (53,539 S.F.)	(53,539 S.F.)	1 SPACE PER EACH 5,000 SQUARE FEET OF LOT AREA	10.7 OR 11
STORAGE YARD(R.V. AREA 1 + R.V. AREA 2 = 53,539 S.F.)		TOTAL	21

TABLE PARKING REQUIREMENT 2C



VICINITY MAP N.T.S. 1

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EMAIL: STEVE@STEVEGALVEZ.COM

PROJECT TITLE
R.V. SELF-STORAGE FACILITY

68TH STREET 0 1-15
JURUPA VALLEY, CA
JURUPA VALLEY, CALIFORNIA

SHEET TITLE
SITE PLAN, GENERAL NOTES, ETC.

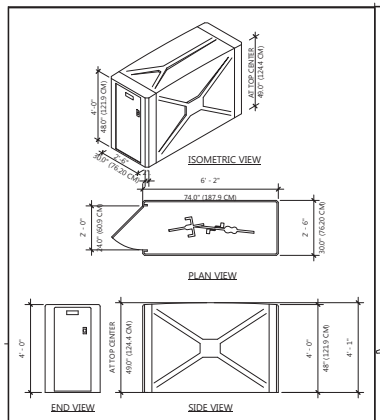
SIGN BY

LICENSED ARCHITECT J. CRAIG MANN C 11030 Exp. 01-31-26 STATE OF CALIFORNIA

DELTA	REVISION	DATE
		04/17/23
		06/01/23
		10/11/23
		10/25/23
	OFFICE SECTION	10/30/23
		03/28/24
	CANOPIES	04/18/24
		05/01/24
		05/06/24
		05/29/24
		12/11/24
		02/10/25
		04/10/25
	DUMP STATION	07/16/25

DATE: 02/14/23
JOB NUMBER 20-848

A100



350 SERIES BICYCLE LOCKERS
MODEL 353, 1 DOOR, 1 BIKE CAPACITY

SPECIFICATIONS
CAPACITY: 1 DOOR/1 BIKE
DOOR WIDTH: 24"(60.9 CM)
SETBACK: PLEASE ALLOW 5FT CLEARANCE FOR DOOR.

NOTES:
1. SEE MANUFACTURER FOR COLOR AND SECURITY OPTIONS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT. BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/infoAND ENTER REFERENCE NUMBER 5001-035.

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32 ANN ST
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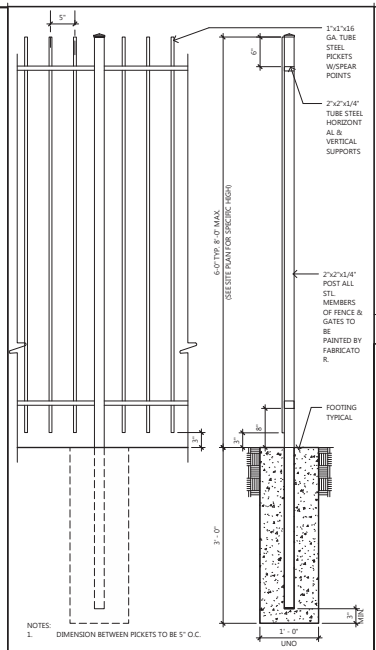
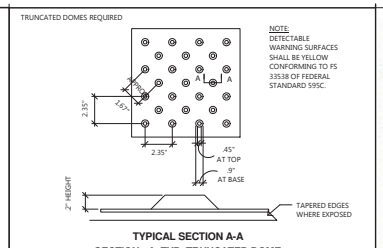
PHONE: (973) 264-9100
www.velodomeshelters.com

BIKE SPACE — BIKE SPACE PLANNING LINE 3/8" = 1'-0" — 16



NOTES:
1. DIMENSION BETWEEN PICKETS TO BE 5" O.C.

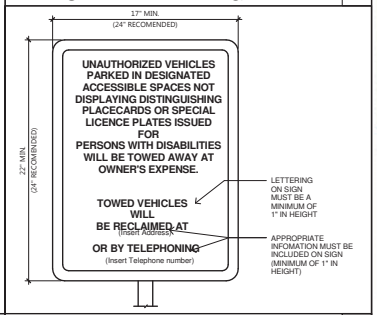
W. IRON FENCE — PLANNING FENCE 1" = 1'-0" — 14



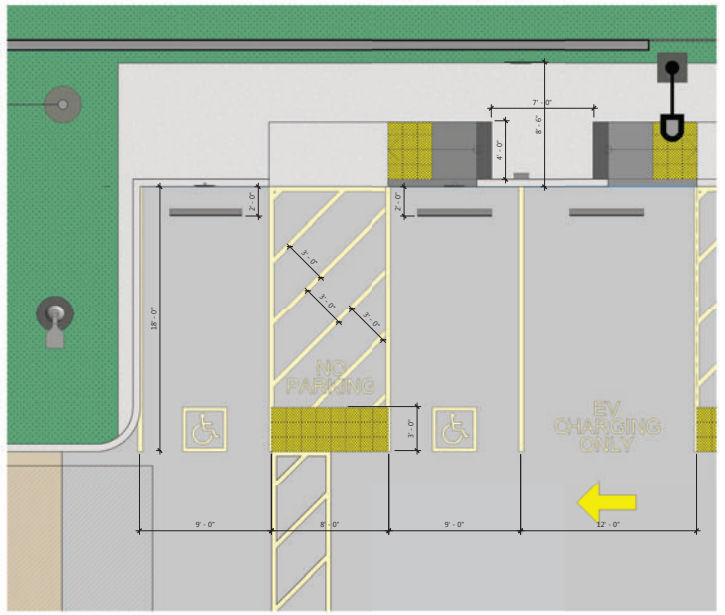
TYPICAL SECTION A-A
SECTION - A, TYP. TRUNCATED DOME

NOTE:
IF A WALK CROSSE OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS, OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS & THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE.

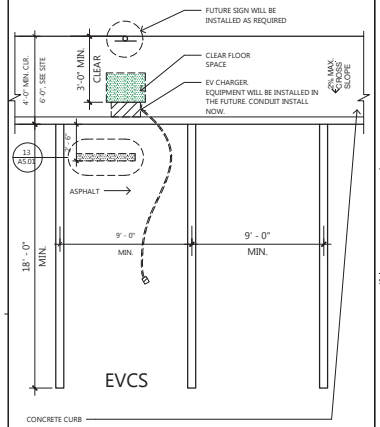
DETECTABLE WARNING — 12



SIGN @ ENTRY. DRIVE. — 11

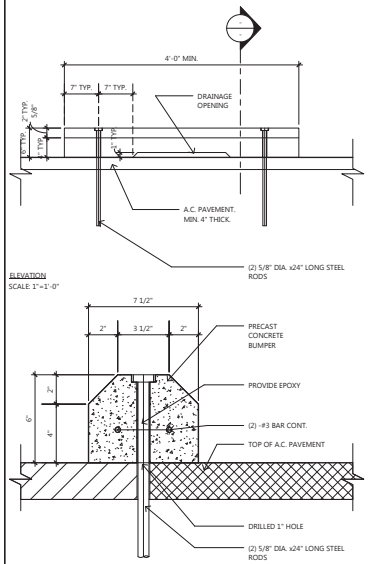


ADA PARKING — SITE-2436 - ADA PARKING 1/4" = 1'-0" — 3

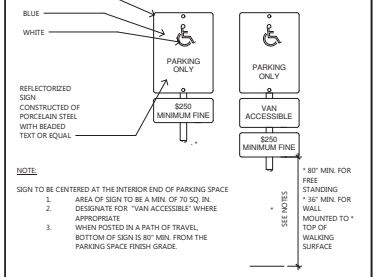


NOTE:
1. SURFACE OF THE PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION.
2. "EVCS" LETTERS TO BE 12"H. PAINTED ON PAVEMENT AND VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.

EVCS (READY) — EVCS PARKING-PROJECT 1/4" = 1'-0" — 15

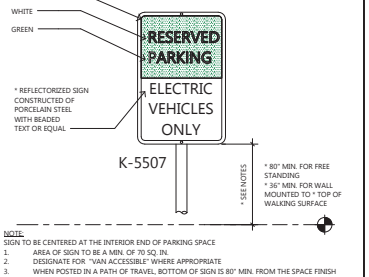


CONC. WHEEL STOP — PLANNING WHEEL STOP 2.51AA 3" = 1'-0" — 13



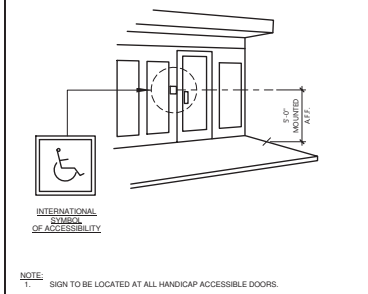
NOTE:
SIGN TO BE CENTERED AT THE INTERIOR END OF PARKING SPACE
1. AREA OF SIGN TO BE A MIN. OF 70 SQ. IN.
2. DESIGNATE FOR "VAN ACCESSIBLE" WHERE APPROPRIATE
3. WHEN POSTED IN A PATH OF TRAVEL, BOTTOM OF SIGN IS 80" MIN. FROM THE PARKING SPACE FINISH GRADE.

DIS. SIGN @ STALL — 10



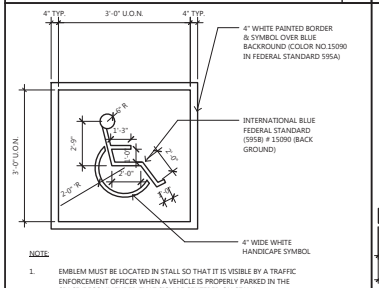
NOTE:
SIGN TO BE CENTERED AT THE INTERIOR END OF PARKING SPACE
1. AREA OF SIGN TO BE A MIN. OF 70 SQ. IN.
2. DESIGNATE FOR "VAN ACCESSIBLE" WHERE APPROPRIATE
3. WHEN POSTED IN A PATH OF TRAVEL, BOTTOM OF SIGN IS 80" MIN. FROM THE SPACE FINISH GRADE

EV SIGN — EVCS PARKING SIGN-PROJECT 3" = 1'-0" — 6



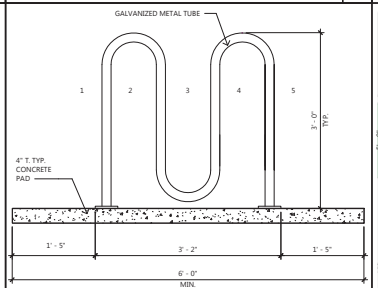
NOTE:
1. SIGN TO BE LOCATED AT ALL HANDICAP ACCESSIBLE DOORS.

ACC. SIGN @ ENTRY — 2



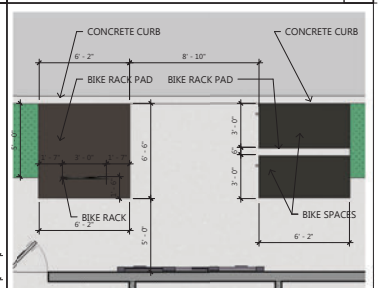
NOTE:
1. EMBLEM MUST BE LOCATED IN STALL SO THAT IT IS VISIBLE BY A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE (RECOMMENDED THAT SIGN BE CENTERED ON STALL).

DISABLED SIGN ON PAV. — 9



NOTE:
1. BIKE RACK SIM. TO CREATIVE PIPE INC. Model SU-20-F-P.

BIKE RACK DETAIL — 02.82-BIKE RACK-PLANNING 1" = 1'-0" — 5



BIKE RACK — SITE-2436 - BIKE RACK 1/4" = 1'-0" — 1

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PROJECT TITLE
R.V. SELF-STORAGE FACILITY

68TH STREET 01-15
JURUPA VALLEY, CA

JURUPA VALLEY, CALIFORNIA

SHEET TITLE
SITE DETAILS

SIGN BY

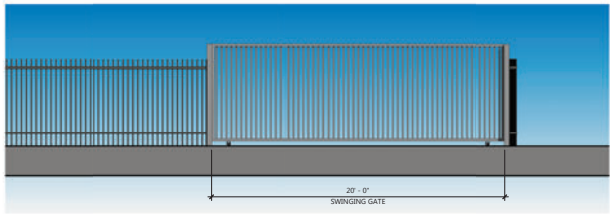
DELTA	REVISION	DATE
	ISSUED	06/14/23
	REVISED LIFT AND PLANS	07/27/23
	FIRE TRUCK "T" TURNING	08/01/23
	UNIT MIXES- SITE	08/15/23
	SITE AND SECTIONS	09/07/23
	REVISION - CORRECTIONS	09/28/23

DATE: 02/18/23
JOB NUMBER 20-848

A-1.2

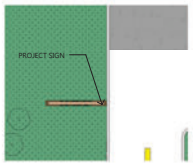
PROJECT SIGN

SIGNAGE
1/4" = 1'-0"
7



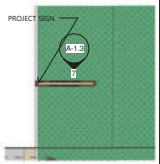
SWINGING GATE AT EQUESTRIAN TRAIL ENTRANCE

GATE 4
1/4" = 1'-0"
5



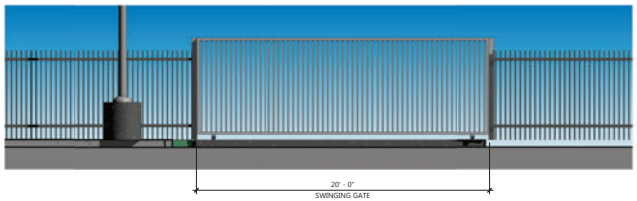
PROJECT SIGN

ACC RM-GATE-SIGN
3/32" = 1'-0"
8



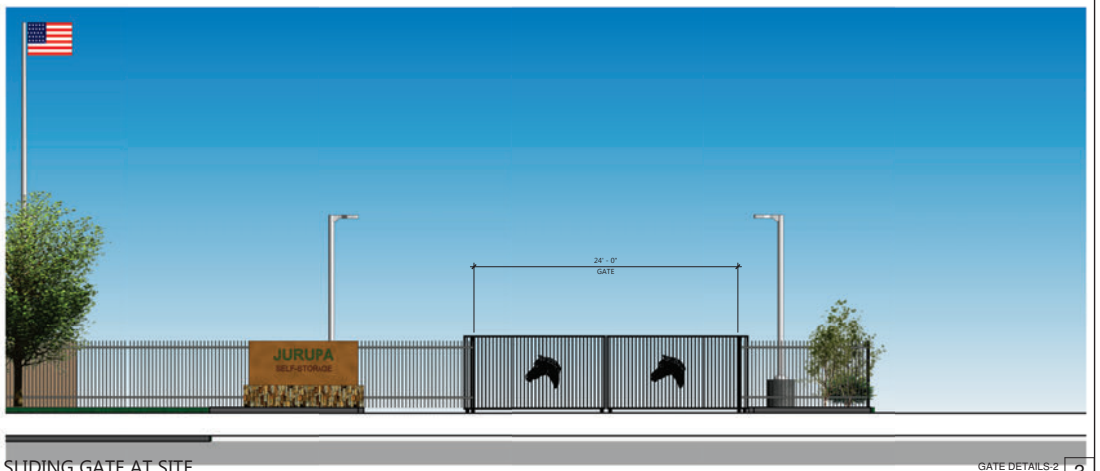
PROJECT SIGN

SITE-SIGNAGE
3/32" = 1'-0"
6



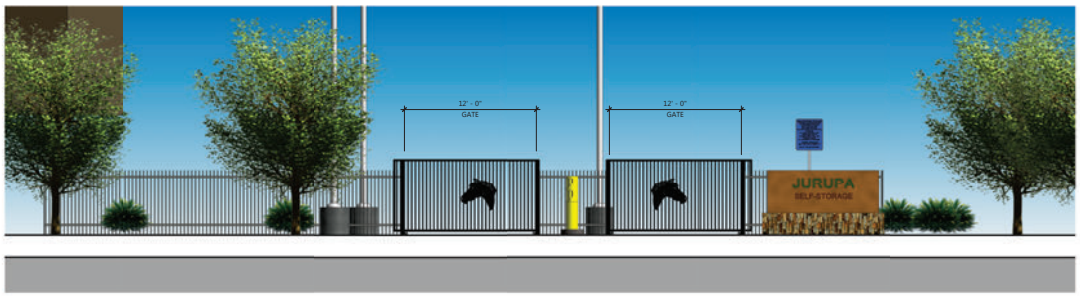
SWINGING GATE AT ACCESS ROAD TO EQUESTRIAN TRAIL

GATE 3
1/4" = 1'-0"
4



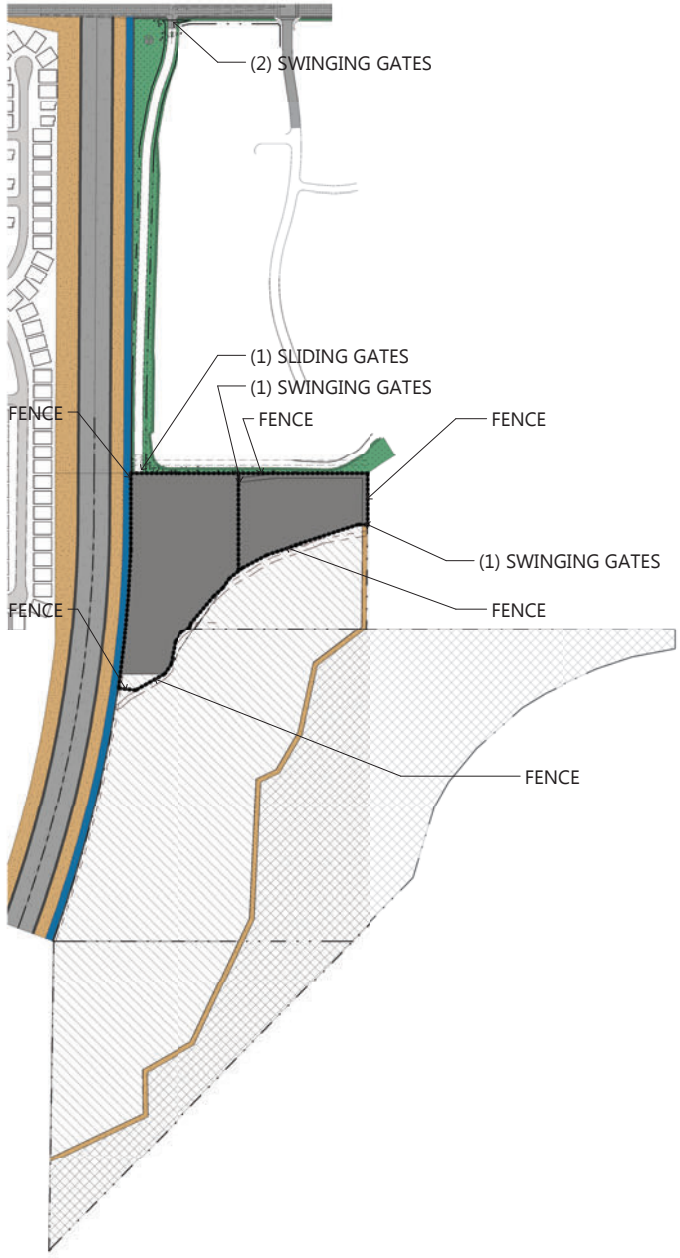
SLIDING GATE AT SITE

GATE DETAILS 2
3/16" = 1'-0"
3



SWINGING ENTRY GATE 68 TH STREET

GATE DETAILS
3/16" = 1'-0"
2



FENCE AND GATE LOCATIONS

SITE-2436 - ALL GATES
1 : 3000
1

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PROJECT TITLE
R.V. SELF-STORAGE FACILITY

68TH STREET 01-15
JURUPA VALLEY, CA
JURUPA VALLEY, CALIFORNIA

SHEET TITLE
GATES DETAILS

SIGN BY

LICENSED ARCHITECT
CRAIG D. MANN
STATE OF CALIFORNIA

DELTA	REVISION	DATE
	ISSUED	06/14/23
	REVISED LIFT AND PLANS	07/27/23
	FIRE TRUCK 'T' TURNING	08/01/23
	UNIT MIXES- SITE	08/15/23
	SITE AND SECTIONS	09/07/23
	REVISION - CORRECTIONS	09/28/23

DATE: 02/18/23
JOB NUMBER 20-848

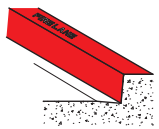
A-1.3

WATER CONSTRUCTION NOTES | D

1. BLUE HYDRANT REFLECTOR/MARKER PER CITY OF JURUPA VALLEY FIRE DEPARTMENT SPECIFICATIONS AND REQUIREMENTS.
2. PRIVATE FIRE HYDRANT PER CITY OF JURUPA VALLEY SPECIFICATIONS
3. "FIRE LANE - NO PARKING" SIGN PER DETAIL HEREON.
4. INSTALL 6" 4-WAY MODEL POTTER ROEMER 5786 (OR ENGINEER APPROVED EQUAL) FIRE DEPARTMENT CONNECTION.
5. INSTALL POST INDICATOR VALVE.
6. EX. PUBLIC FIRE HYDRANT TO BE RELOCATED BEHIND CURB PER CITY OF JURUPA VALLEY AND RCWD SPECIFICATIONS.

ADDITIONAL FD NOTES | C

FIRE LANE IDENTIFICATION - RED CURBS



1. FIRE LANE ENTRANCE SIGN(S) SHALL ALSO BE PROVIDED
2. CURBS SHALL BE PAINTED OSHA SAFETY RED.
3. "FIRE LANE - NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN 3" WHITE LETTERING AT A SPACING OF 30' ON CENTER OR PORTION THEREOF.

ADDITIONAL FD NOTES | B

1. COMMERCIAL BUILDING IS 2-STORY.
2. ALL BUILDINGS ARE EQUIPPED WITH AUTOMATIC TYPE 13 FIRE SPRINKLER SYSTEM.
3. PROPOSED ONSITE FIRE HYDRANTS ARE PRIVATE.
4. PROPOSED PRIVATE VEHICULAR GATE.
5. FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD WITH AN ASPHALT OR CONCRETE SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHT OF AT LEAST 78,000 POUNDS.
6. FIRE HYDRANT PROTECTIVE DEVICES (CURBS, RAILS, CONCRETE-FILLED BOLLARDS, ETC.) SHALL BE PROVIDED TO PROTECT ALL FIRE HYDRANTS FROM VEHICULAR TRAFFIC WHERE ADJACENT TO VEHICULAR ACCESS WAYS. SUCH DEVICES SHALL NOT OBSTRUCT USE OF THE HYDRANT CONNECTIONS. A THREE (3) FEET CLEARANCE MUST BE PROVIDED AROUND ALL HYDRANTS. PRIVATE HYDRANTS ARE TO BE PAINTED OSHA SAFETY RED.
7. PER 2022 EDITION OF NFPA 24

2" WHITE REFLECTIVE LETTERING ON RED BACKGROUND

2" RED LETTERING ON WHITE REFLECTIVE BACKGROUND

1" RED LETTERING ON WHITE REFLECTIVE BACKGROUND

ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS. ALL SIGNS MUST BE A MINIMUM OF 14X22 INCHES IN SIZE WITH LETTERING OF AT LEAST ONE INCH IN HEIGHT.
SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

NO PARKING/ STOPPING

VEHICULAR GATE NOTES | A

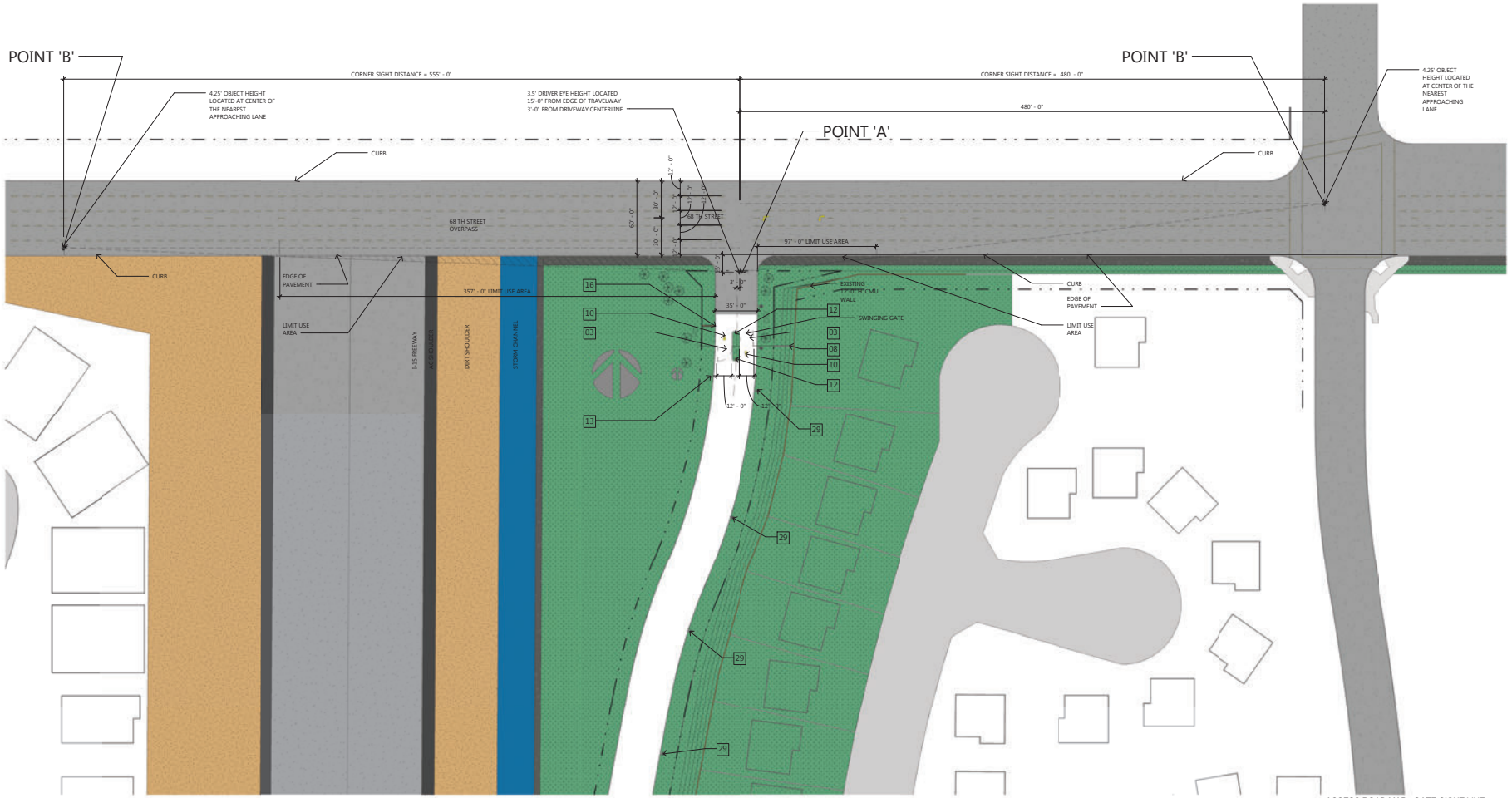
THE ELECTRIC GATE THAT CROSSES THE FIRE DEPARTMENT ACCESS ROADWAY SHALL COMPLY WITH THE FOLLOWING:
IN THE EVENT OF LOSS OF NORMAL POWER TO THE GATE OPERATING MECHANISM, IT SHALL BE AUTOMATICALLY TRANSFERRED TO A FAIL-SAFE MODE ALLOWING THE GATE TO BE PUSHED OPEN BY A SINGLE FIREFIGHTER WITHOUT ANY OTHER ACTIONS, KNOWLEDGE, OR MANIPULATION OF THE OPERATING MECHANISM BEING NECESSARY AND WITHOUT THE USE OF BATTERY BACK-UP POWER. THIS SHALL BE NOTED ON THE PLAN. THE MANUFACTURER'S SPECIFICATION SHEET DEMONSTRATING COMPLIANCE WITH THIS METHOD OF OPERATION DURING POWER LOSS SHALL BE PROVIDED OR SCANNED DIRECTLY ONTO THE PLAN. SHOULD THE GATE BE TOO LARGE OR HEAVY FOR A SINGLE FIREFIGHTER TO OPEN MANUALLY, A SECONDARY SOURCE OF POWER BY MEANS OF AN EMERGENCY GENERATOR OR A CAPACITOR WITH ENOUGH RESERVE TO AUTOMATICALLY AND IMMEDIATELY OPEN THE GATE UPON LOSS OF PRIMARY POWER SHALL BE PROVIDED.

2. THE GATE CONTROL FOR ELECTRONIC GATES SHALL BE OPERABLE BY A KNOX EMERGENCY OVERRIDE KEY SWITCH (WITH DUST COVER). THE KEY SWITCH SHALL BE PLACED BETWEEN 42" AND 48" ABOVE THE ROADWAY SURFACE AT THE RIGHT SIDE OF THE ACCESS GATE WITHIN TWO FEET OF THE EDGE OF THE ROADWAY. THE KEY SWITCH SHALL BE READILY VISIBLE AND UNOBSTRUCTED FROM THE FIRE LANE LEADING TO THE GATE. THE KEY SWITCH SHALL BE CLEARLY LABELED "FIRE DEPT."
3. UPON ACTIVATION OF THE KEY SWITCH, THE GATE SHALL OPEN AND REMAIN OPEN UNTIL RETURNED TO NORMAL OPERATION BY MEANS OF THE KEY SWITCH. WHERE A GATE CONSISTS OF TWO LEAVES, THE KEY SWITCH SHALL OPEN BOTH SIMULTANEOUSLY IF OPERATION OF A SINGLE LEAF ON THE INGRESS SIDE DOES NOT PROVIDE FOR THE WIDTH, TURNING RADII, OR SETBACKS NECESSARY FOR FIRE APPARATUS TO NAVIGATE THE VEHICLE ENTRY POINT. NOTE THIS REQUIREMENT ON THE PLAN.
4. THE KEY SWITCH SHALL BE LABELED WITH A PERMANENT RED SIGN WITH NOT LESS THAN CONTRASTING LETTERS READING "FIRE DEPT" OR WITH A "KNOX" DECAL. NOTE THIS REQUIREMENT ON THE PLAN.
5. ELECTRICAL GATE OPERATION EQUIPMENT SHALL COMPLY WITH UL 325, AND BE DESIGNED, CONSTRUCTED AND INSTALLED PER ASTM F 2200 REQUIREMENTS.

DESIGN SPEED (M.P.H.)	PUBLIC STREETS CORNER SIGHT DIST. (FT.)	PRIVATE ROADS & DRIVEWAY CORNER SIGHT DIST. (FT.)
20	220	125
25	275	150
30	330	200
35	385	250
40	440	300
45	495	360
50	550	430
55	605	500
60	660	580
65	715	680

SIGHT DISTANCE NOTES:
1. SECTION 405.1 OF THE HIGHWAY DESIGN MANUAL (HDM) RECOMMENDS MINIMUM VALUE FOR CORNER SIGHT DISTANCE AT SIGNALIZED INTERSECTIONS SHOULD BE EQUAL TO THE STOPPING SIGHT DISTANCE AS GIVEN IN HDM TABLE 201.1.
2. 68TH STREET ASSUMED SPEED LIMIT OF 50 MPH. HDM TABLE 201.1. OF THE HDM RECOMMEND 550 FEET OF STOPPING SIGHT DISTANCE
3. OBJECTS WITHIN LIMITED USE AREA SHOULD NOT OBSTUCT THE DRIVER'S VIEW. OBJECTS MAY INCLUDE PARKED VEHICLES, STRUCTURES, AND LANDSCAPING

NOTES:
1. THE LIMITED USE AREA IS DETERMINED BY THE GRAPHICAL METHOD. IT SHALL BE USED FOR THE PURPOSE OF PROHIBITING OR CLEARING OBSTRUCTIONS TO MAINTAIN ADEQUATE SIGHT DISTANCE AT INTERSECTIONS.
2. LIMITED USE AREA TO BE KEPT CLEAR OF ALL OBSTRUCTIONS OVER 30 INCHES HIGH, INCLUDING VEGETATION.
3. NO TREES, WALLS, OR ANY OBSTRUCTIONS SHALL BE ALLOWED IN THE LIMITED USE AREA.
4. THE TOE OF SLOPE SHALL NOT ENCROACH INTO THE LIMITED USE AREA.
5. THE SIGHT DISTANCE SHALL BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
6. POINT 'A' IS THE LOCATION OF THE DRIVER'S EYE, MEASURE 15 FEET BACK FROM THE EDGE OF THE TRAVELED WAY. (6 FEET FROM ETW, 1 FOOT STOP BAR, AND 8 FEET FROM THE FRONT BUMPER TO DRIVER.) IF THE STOP BAR IS MORE THAN 6 FEET FROM THE ETW, ADDITIONAL ALLOWANCE SHOULD BE CONSIDERED.
7. POINT 'B' IS THE REQUIRED SIGHT DISTANCE POINT LOCATED ALONG THE CENTER OF THE NEAREST TRAFFICE LANE.
8. THE LINE OF SIGHT SHALL BE SHOWN AT INTERSECTIONS ON THE TENTATIVE MAPS, SITE PLANS, GRADING PLANS, STREET PLANS, AND LANDSCAPE PLAN.
9. CORNER SIGHT DISTANCE IS MEASURED FROM A 3.5 FOOT HEIGHT AT THE LOCATION OF THE DRIVER'S EYE ON THE MINOR ROAD, TO A 4.25 FOOT OBJECT HEIGHT IN THE CENTER OF THE NEAREST TRAFFIC LANE OF THE MAJOR ROAD.
10. WHEN AN INTERSECTION IS LOCATED ON A VERTICAL CURVE, A PROFILE OF THE SIGHT OF LINE SHALL BE PROVIDED. POINT 'A' : DRIVER'S VANTAGE POINT. POINT 'B': THE REQUIRED SIGHT DISTANCE POINT, MEASURED ALONG THE CENTERLINE OF THE NEAREST LANE OF APPROACHING TRAFFIC.



LINE OF SIGHT

ACCESS ROAD MAP - GATE-SIGHT LINE DISTANCE
1" = 40'-0"

1

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PROJECT TITLE
R.V. SELF-STORAGE FACILITY

68TH STREET 01-15
JURUPA VALLEY, CA
JURUPA VALLEY, CALIFORNIA

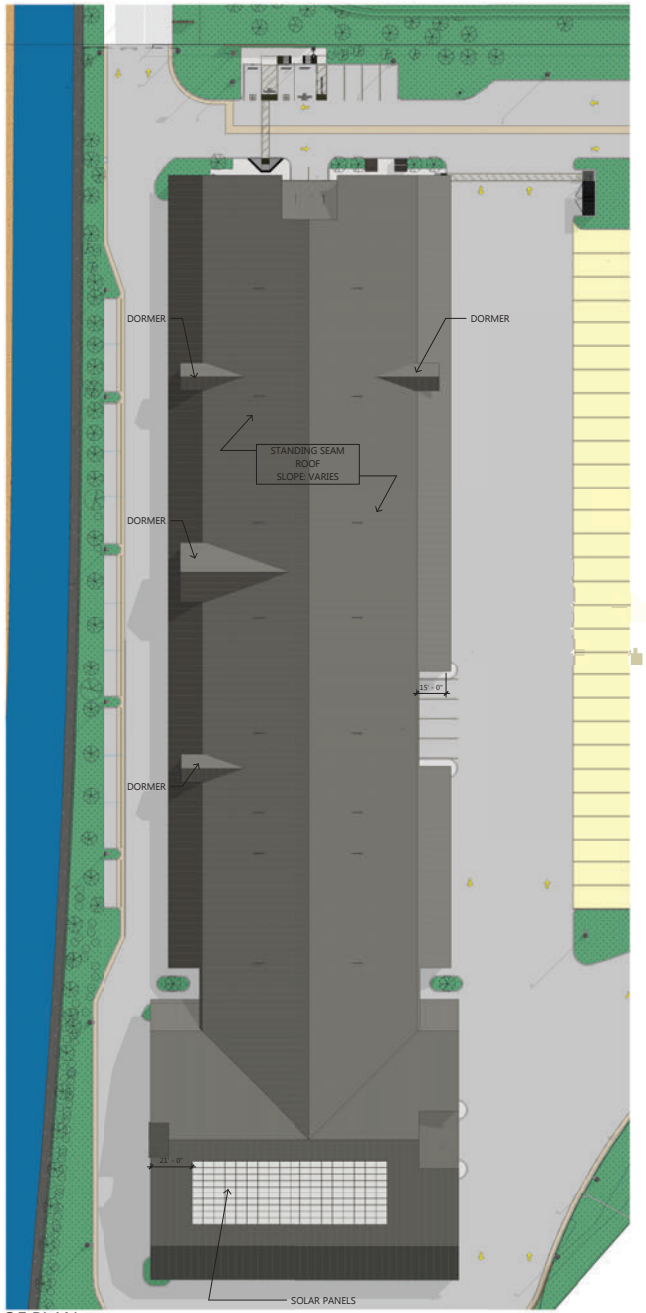
SHEET TITLE
LINE OF SIGHT

SIGN BY

DELTA	REVISION	DATE
	ISSUED	06/14/23
	REVISED LIFT AND PLANS	07/27/23
	FIRE TRUCK "T" TURNING	08/01/23
	UNIT MIXES- SITE	08/15/23
	SITE AND SECTIONS	09/07/23
	REVISION - CORRECTIONS	09/28/23

DATE: 02/18/23
JOB NUMBER 20-848

A-1.4



ROOF PLAN

Site-Roof-2436 - ROOF
1" = 30'-0"

3

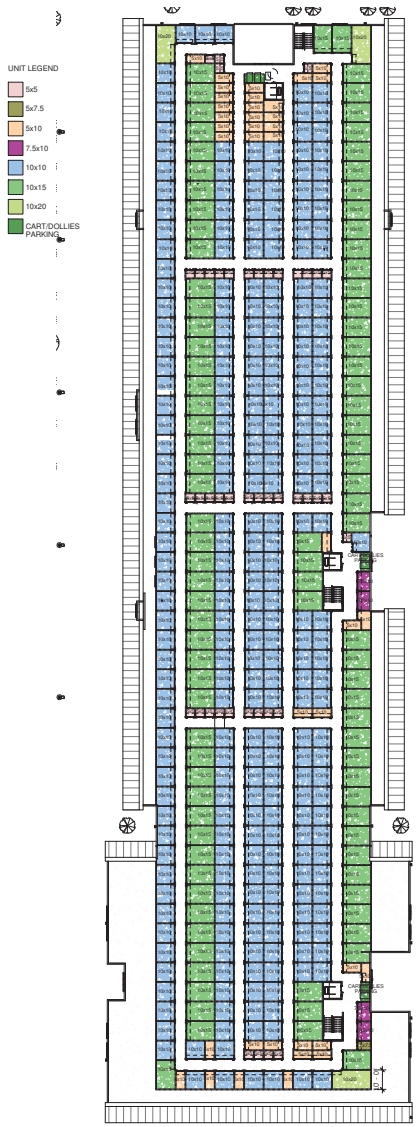
FLOOR		UNIT TABULATED	
FIRST FLOOR	INTERIOR UNIT	417 UNITS	530 UNITS
	DRIVE-UP UNIT	113 UNITS	
SECOND FLOOR	INTERIOR UNIT	463 UNITS	463 UNITS
TOTAL UNITS			993 UNITS

UNIT COUNT PER FLOOR 3

INTERIOR HALLWAY AND UNIT LIGHTING:

1. INTERIOR HALLWAY LIGHTING WILL BE LED LIGHTING WITH MOTION SENSORS.
2. STORAGE UNITS GREATER THAN 15 FEET IN DEPTH WILL HAVE LED LIGHTING WITH MOTION SENSORS.

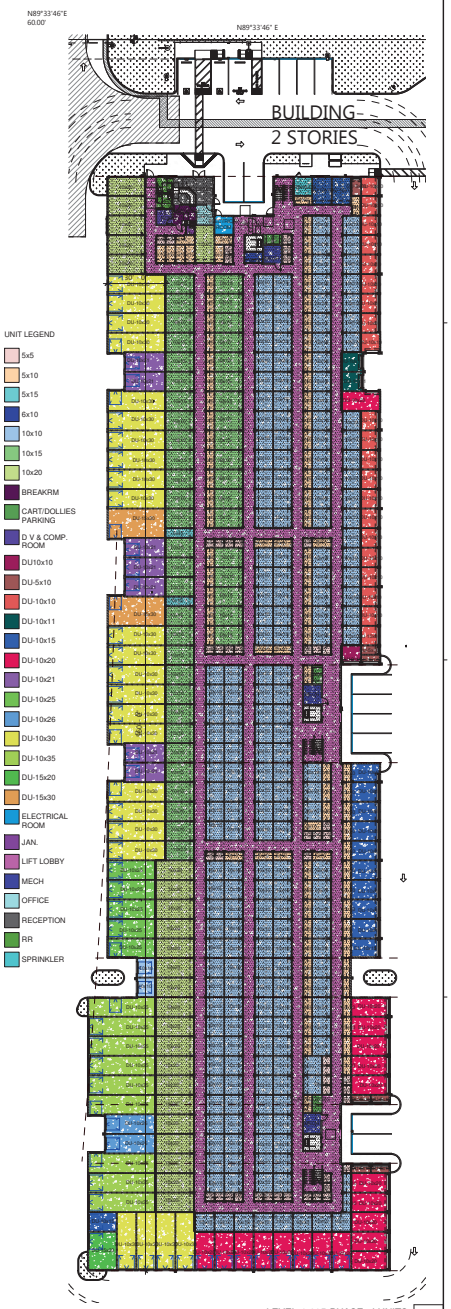
LIGHT NOTES 5



SECOND FLOOR PLAN

LEVEL-2-615.5-PHASE - I UNITS
1" = 30'-0"

2



FIRST FLOOR PLAN

LEVEL-1-605-PHASE - I UNITS
1" = 30'-0"

1

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JURUPA VALLEY, CALIFORNIA

SHEET TITLE
UNIT PLANS AND ROOF

SIGN BY

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STATE OF CALIFORNIA

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A-2

FIRST FLOOR PLAN (CONTINUED)

LEVEL-1-605-FIRST FLOOR (CONT.)
1/16" = 1'-0"

2

FIRST FLOOR PLAN

LEVEL-1-605-FIRST FLOOR
1/16" = 1'-0"

1

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68TH STREET 01-15
JURUPA VALLEY, CA

JURUPA VALLEY, CALIFORNIA

SHEET TITLE
FLOOR PLANS-
FIRST FLOORS

SIGN BY

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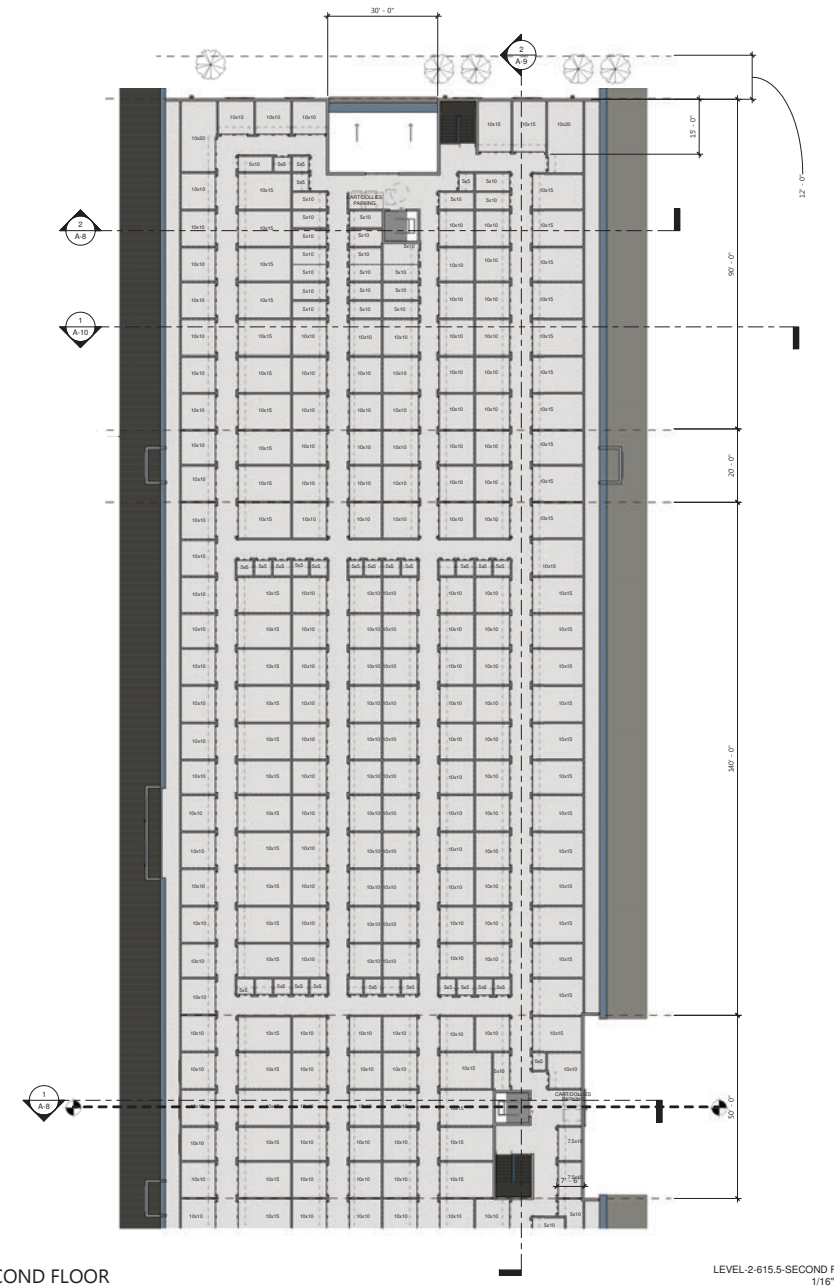
JOB NUMBER 20-848

A-3

SECOND FLOOR (CONTINUED)

LEVEL-2-615.5-SECOND FLOOR(CONT.)
1/16" = 1'-0"

2



SECOND FLOOR

LEVEL-2-615.5-SECOND FLOOR
1/16" = 1'-0"

1

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JURUPA VALLEY, CALIFORNIA

SHEET TITLE

FLOOR PLANS-SECOND FLOORS

SIGN BY

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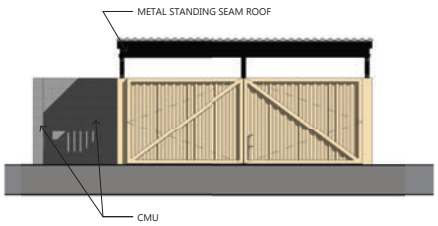
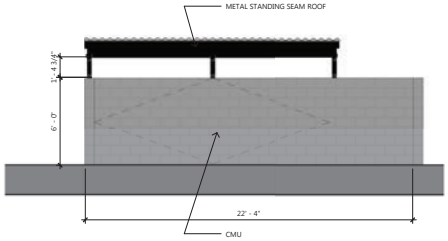
A-4



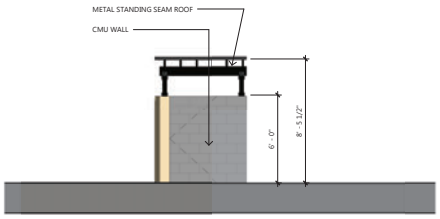
TE- FRONT

TRASH ENCLOSURE-SIDE-2
1/4" = 1'-0"
8



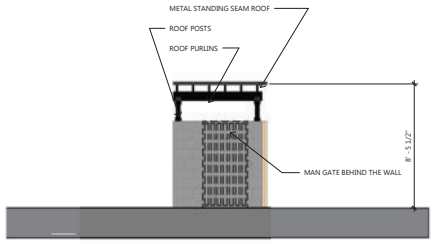
TE- BACK

TRASH ENCLOSURE-SIDE
1/4" = 1'-0"
7



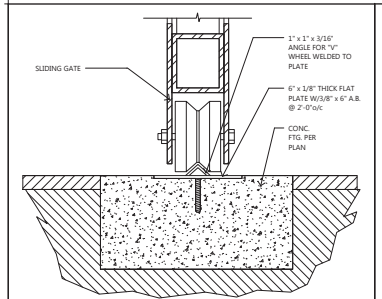
TE- SIDE

TRASH ENCLOSURE-BACK
1/4" = 1'-0"
6



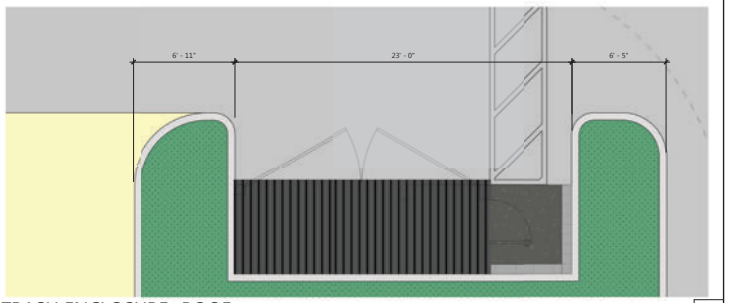
TE- SIDE

TRASH ENCLOSURE-FRONT
1/4" = 1'-0"
5



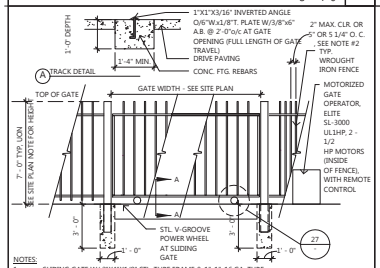
TRACK @ ROLLING GATE

PLANNING-TRACK
3" = 1'-0"
10



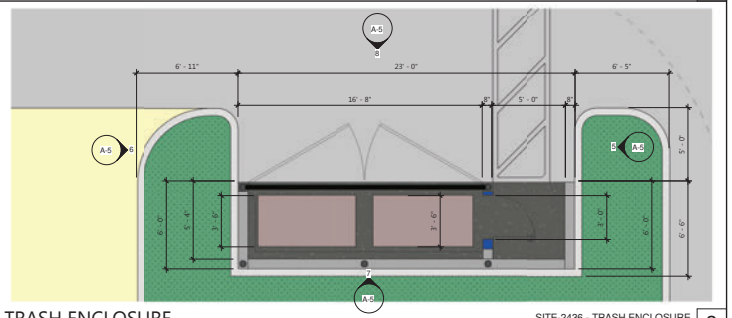
TRASH ENCLOSURE- ROOF

SITE-2436 - TRASH ENCLOSURE ROOF
1/4" = 1'-0"
4



W.I. PASSAGE GATE

PLANNING GATE
1/4" = 1'-0"
9



TRASH ENCLOSURE

SITE-2436 - TRASH ENCLOSURE
1/4" = 1'-0"
3

OFFICE

LEVEL-1-605 - OFFICE
1/4" = 1'-0"
1

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68TH STREET 01-15
JURUPA VALLEY, CA

JURUPA VALLEY, CALIFORNIA

SHEET TITLE
OFFICE

SIGN BY

LICENSED ARCHITECT CRAIG D. MANN Exp. 07-31-24 STATE OF CALIFORNIA

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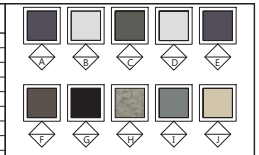
A-5

#	FINISH MATERIAL
1	METAL STANDING SEAM MANSARD ROOF OR DORMER ROOF (LA - WALL)
2	VERTICAL STEEL SIDING - AEP SPAN SELECT SEAM 16" WIDE NARROW BATTEN
3	CMU PILASTERS AT ROLL-UP DOOR OR EXTERIOR WALLS
4	ROLL-UP DOOR OR SWINGING DOOR
5	FAUX BARN DOOR
6	STOREFRONT, WINDOW, OR DOOR
7	WROUGHT IRON GATE AND FENCE
8	WINDOW WITH VISION GLASS
9	NON-VISION WINDOW OR SPANDREL TRIM
10	METAL CANOPY

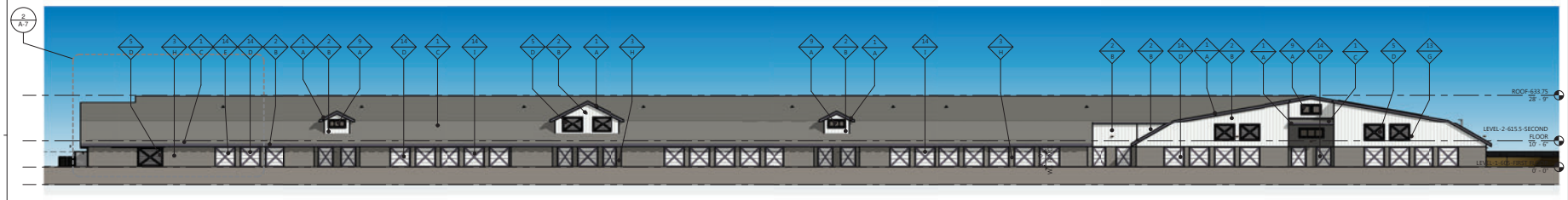
#	FINISH MATERIAL COLOR
11	VERTICAL STEEL SIDING - AEP SPAN-LOK HP 16" WIDE WITH BATTENS
12	FAUX DORMER WITH NON-VISION WINDOW
13	EXTERIOR LIGHT (SEE PHOTOMETRIC PLAN)
14	OVERHEAD SECTIONAL DOOR
15	
16	
17	
18	

NOTES: EXTERIOR WALL FACING STREET TO BE TREATED WITH MONOCHEM AQUASEAL MS12 CLEAR MASONRY SEALER AND NON SACRIFICIAL GRAFFITI CONTROL TO 9 FT. ABOVE ADJACENT GRADE. APPLY PER MANUFACTURER'S RECOMMENDATIONS. ENSEALS TO BE PAINTED WITH EXTERIOR PAINT. UNPAINTED CMU TO BE TREATED WITH SEALER.

#	FINISH MATERIAL COLOR
A	SHERWIN WILLIAMS MIDNIGHT SW6264 (228-C9)
B	SHEWRIN WILLIAMS NEBULOUS WHITE SW7063 (257-C5)
C	AEP SPAN COOL ZINC GRAY
D	COLOR TO MATCH COLOR B (SHERWIN WILLIAMS NEBULOUS WHITE)
E	COLOR TO MATCH COLOR A (SHERWIN WILLIAMS MIDNIGHT)
F	ICO COATINGS 4-975 LAVA BRONZE
G	BLACK
H	ORCO NATURAL GRAY LIGHT WEIGHT SPLIT FACE
I	JANUS INTERNATIONAL SILHOUETTE GRAY
J	JANUS INTERNATIONAL LIGHT STONE

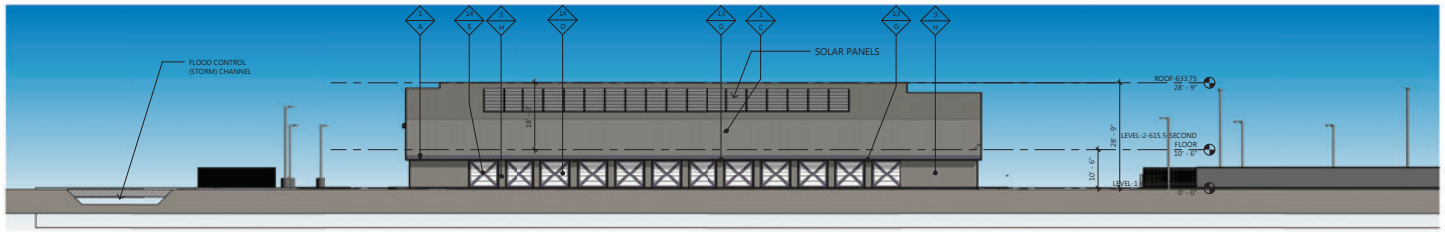


FINISH MATERIAL COLOR SAMPLES



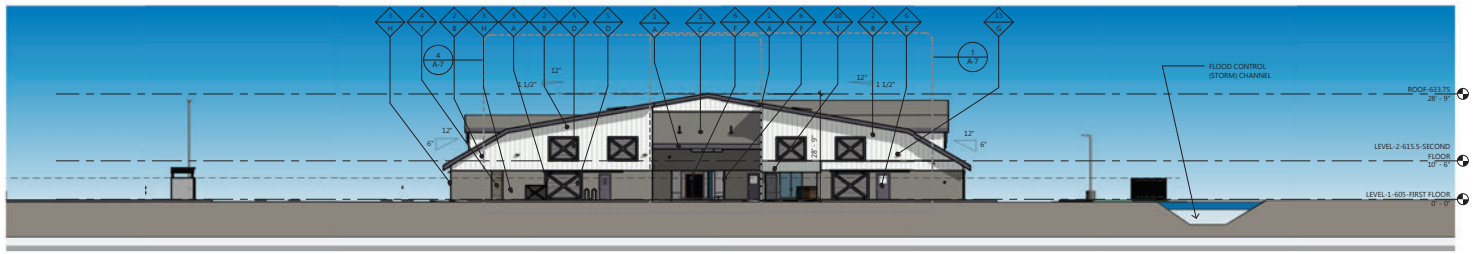
WEST ELEVATION

2436-WEST
1" = 20'-0"
4



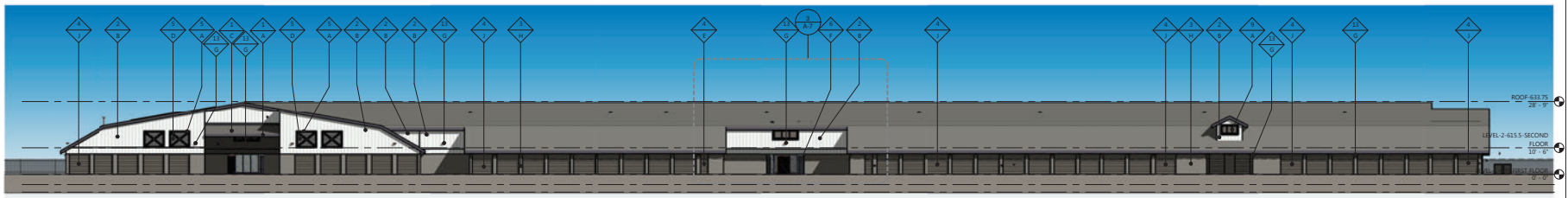
SOUTH ELEVATION

2436-SOUTH
1/16" = 1'-0"
3



NORTH ELEVATION

2436-NORTH
1/16" = 1'-0"
2



EAST ELEVATION

2436-EAST
1" = 20'-0"
1

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PROJECT TITLE

R.V. SELF-STORAGE FACILITY

68TH STREET 01-15
JURUPA VALLEY, CA

JURUPA VALLEY, CALIFORNIA

SHEET TITLE

BLDG ELEVATIONS

SIGN BY

LICENSED ARCHITECT
J. CRAIG MANN
No. C-20600
Exp. 07-31-24
STATE OF CALIFORNIA

DELTA	REVISION	DATE
	ISSUED	06/14/23
	REVISED LIFT AND PLANS	07/27/23
	FIRE TRUCK "T" TURNING	08/01/23
	UNIT MIXES- SITE	08/15/23
	SITE AND SECTIONS	09/07/23
	REVISION - CORRECTIONS	09/28/23

DATE: 02/18/23
JOB NUMBER 20-848

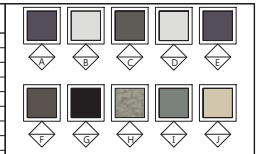
A-6

#	FINISH MATERIAL
1	METAL STANDING SEAM MANSARD ROOF OR DORMER ROOF (LA - WALL)
2	VERTICAL STEEL SIDING - AEP SPAN SELECT SEAM 16" WIDE NARROW BATTEN
3	CMU PILASTERS AT ROLL-UP DOOR OR EXTERIOR WALLS
4	ROLL-UP DOOR OR SWINGING DOOR
5	FAUX BARN DOOR
6	STOREFRONT, WINDOW, OR DOOR
7	WROUGHT IRON GATE AND FENCE
8	WINDOW WITH VISION GLASS
9	NON-VISION WINDOW OR SPANDREL TRIM
10	METAL CANOPY

#	FINISH MATERIAL COLOR
11	VERTICAL STEEL SIDING - AEP SPAN-LOK HP 16" WIDE WITH BATTENS
12	FAUX DORMER WITH NON-VISION WINDOW
13	EXTERIOR LIGHT (SEE PHOTOMETRIC PLAN)
14	OVERHEAD SECTIONAL DOOR
15	
16	
17	
18	

NOTES: EXTERIOR WALL FACING STREET TO BE TREATED WITH MONOCHEM AQUASEAL MS12 CLEAR MASONRY SEALER AND NON SACRIFICIAL GRAFFITI CONTROL TO 9 FT. ABOVE ADJACENT GRADE. APPLY PER MANUFACTURER'S RECOMMENDATIONS. ENDCAPS TO BE PAINTED WITH EXTERIOR PAINT. UNPAINTED CMU TO BE TREATED WITH SEALER.

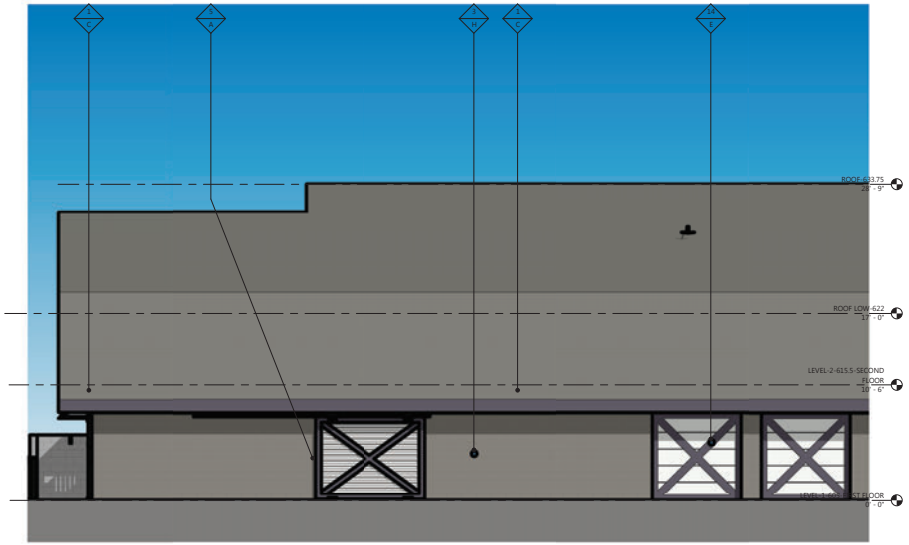
#	FINISH MATERIAL COLOR
A	SHERWIN WILLIAMS MIDNIGHT SW6264 (228-C9)
B	SHEWRIN WILLIAMS NEBULOUS WHITE SW7063 (257-C5)
C	AEP SPAN COOL ZINC GRAY
D	COLOR TO MATCH COLOR B (SHERWIN WILLIAMS NEBULOUS WHITE)
E	COLOR TO MATCH COLOR A (SHERWIN WILLIAMS MIDNIGHT)
F	JCD COATINGS 4-975 LAVA BRONZE
G	BLACK
H	ORCO NATURAL GRAY LIGHT WEIGHT SPLIT FACE
I	JANUS INTERNATIONAL SILHOUETTE GRAY
J	JANUS INTERNATIONAL LIGHT STONE



FINISH MATERIAL COLOR SAMPLES

NORTH ENTRY ELEVATION

2436-NORTH - ENTRY
3/16" = 1'-0"
4



OFFICE WEST ELEVATION

2436-WEST - OFFICE
3/16" = 1'-0"
2

EAST ENTRY ELEVATION

2436-EAST - ENTRY
3/16" = 1'-0"
3

OFFICE NORTH ELEVATION

2436-NORTH - OFFICE
3/16" = 1'-0"
1

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PROJECT TITLE
R.V. SELF-STORAGE FACILITY

68TH STREET 01-15
JURUPA VALLEY, CA
JURUPA VALLEY, CALIFORNIA

SHEET TITLE
OFFICE ELEVATIONS

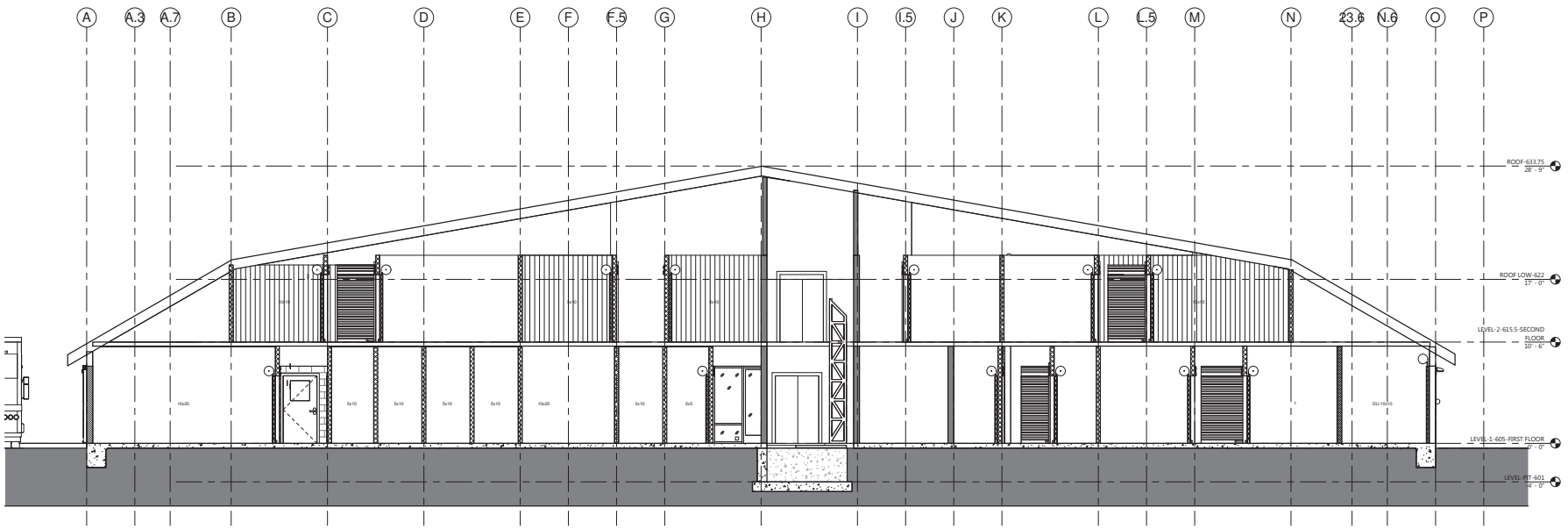
SIGN BY

LICENSED ARCHITECT
J. CRAIG MANN
No. C-20650
Exp. 01-31-24
STATE OF CALIFORNIA

DELTA	REVISION	DATE
	ISSUED	06/14/23
	REVISED LIFT AND PLANS	07/27/23
	FIRE TRUCK "T" TURNING	08/01/23
	UNIT MIXES- SITE	08/15/23
	SITE AND SECTIONS	09/07/23
	REVISION - CORRECTIONS	09/28/23

DATE: 02/18/23
JOB NUMBER 20-848

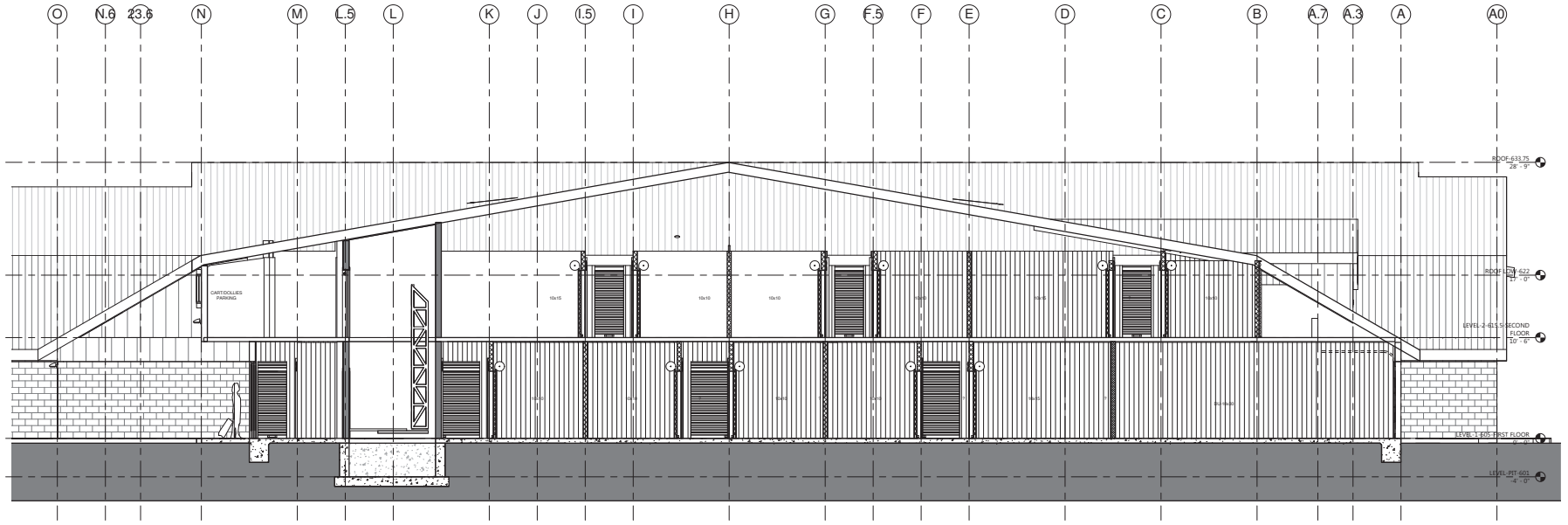
A-7



SECTION

2436-GROSS SECTION-02
3/16" = 1'-0"

2



SECTION

2436-GROSS SECTION-01
3/16" = 1'-0"

1

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PROJECT TITLE

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68TH STREET 01-15
JURUPA VALLEY, CA

JURUPA VALLEY, CALIFORNIA

SHEET TITLE

SECTIONS

SIGN BY

LICENSED ARCHITECT
JOHN C. MANN
Exp. 07/31/24
STATE OF CALIFORNIA

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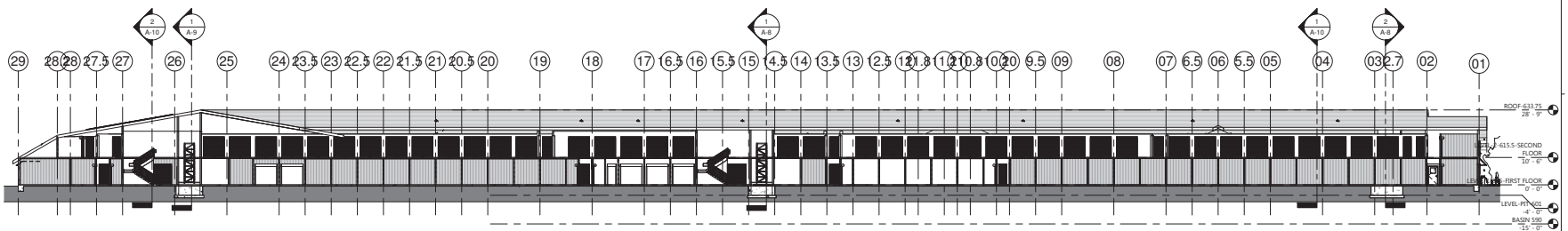
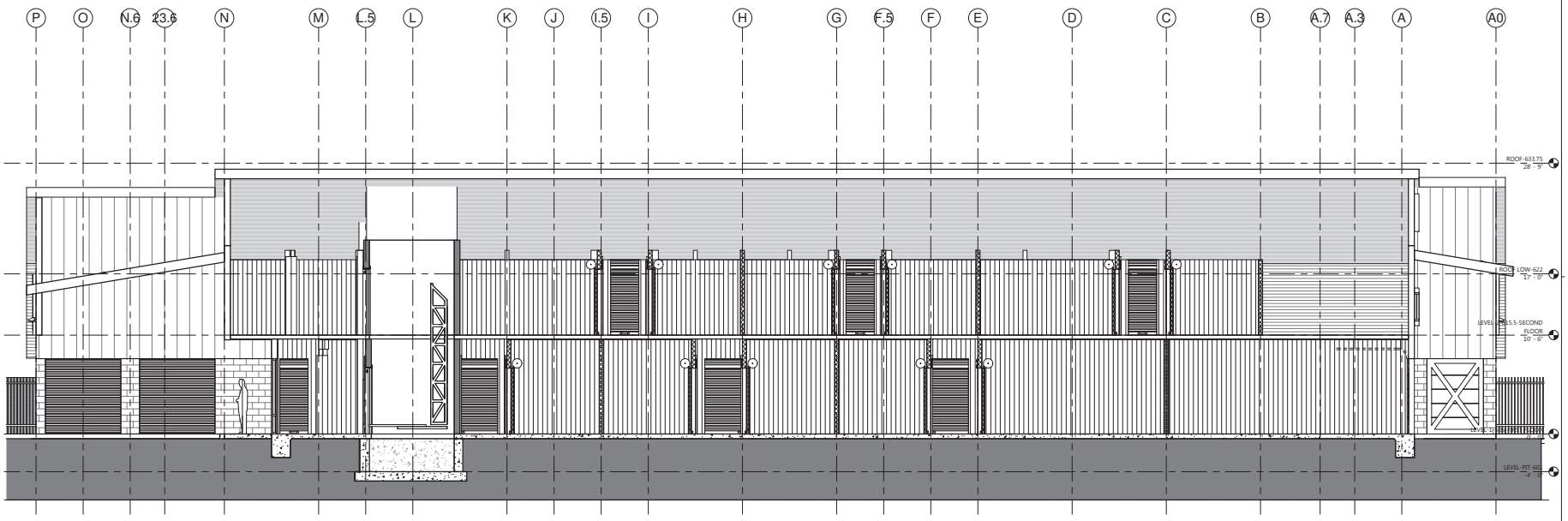
A-8



SECTION

2436-LONGITUDINAL SECTION-02
1" = 20'-0" 2



SECTION

2436-GROSS SECTION-03
3/16" = 1'-0" 1

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PROJECT TITLE
R.V. SELF-STORAGE FACILITY

68TH STREET 01-15
JURUPA VALLEY, CA
JURUPA VALLEY, CALIFORNIA

SHEET TITLE
SECTIONS

SIGN BY

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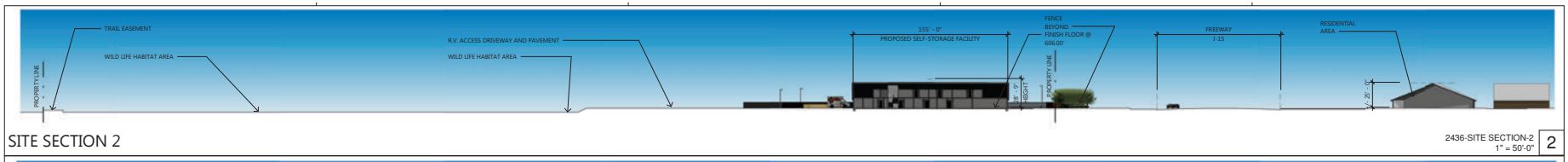
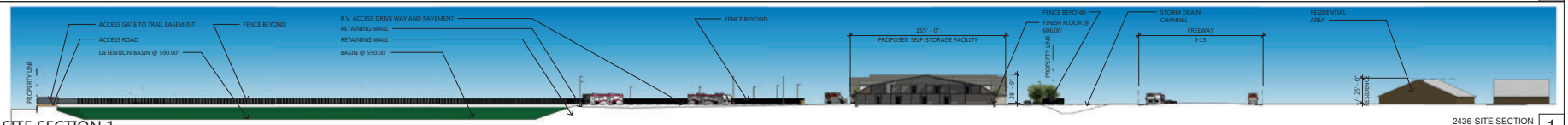
JOB NUMBER 20-848

A-9



SITE SECTION 2

2436-SITE SECTION-2
1" = 50'-0"
2



SITE SECTION 1

2436-SITE SECTION
1" = 50'-0"
1

SITE WITH ADJACENT RESIDENTIAL AREA

SITE-2436 RESIDENTIAL AREA
1" = 50'-0"
3

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PROJECT TITLE
R.V. SELF-STORAGE FACILITY

68TH STREET 01-15
JURUPA VALLEY, CA
JURUPA VALLEY, CALIFORNIA

SHEET TITLE
SITE SECTIONS

SIGN BY

DELTA	REVISION	DATE
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DATE: 02/18/23
JOB NUMBER 20-848

A-10

NORTH ELEVATION

COLOR NORTH
1/16" = 1'-0"

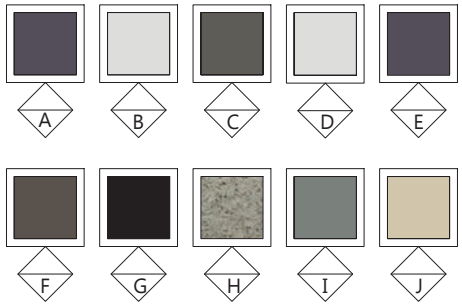
1

#	FINISH MATERIAL
1	METAL STANDING SEAM MANSARD ROOF OR DORMER ROOF (1A - WALL)
2	VERTICAL STEEL SIDING - AEP SPAN SELECT SEAM 16" WIDE NARROW BATTEN
3	CMU PILASTERS AT ROLL-UP DOOR OR EXTERIOR WALLS
4	ROLL-UP DOOR OR SWINGING DOOR
5	FAUX BARN DOOR
6	STOREFRONT, WINDOW, OR DOOR
7	WROUGHT IRON GATE AND FENCE
8	WINDOW WITH VISION GLASS
9	NON-VISION WINDOW OR SPANDREL TRIM
10	METAL CANOPY

#	FINISH MATERIAL COLOR
11	VERTICAL STEEL SIDING - AEP SPAN-LOK HP 16" WIDE WITH BATTENS
12	FAUX DORMER WITH NON-VISION WINDOW
13	EXTERIOR LIGHT (SEE PHOTOMETRIC PLAN)
14	OVERHEAD SECTIONAL DOOR
15	
16	
17	
18	

NOTES: EXTERIOR WALL FACING STREET TO BE TREATED WITH MONOCHEM AQUASEAL ME12 CLEAR MASONRY SEALER AND NONSACRAFICIAL GRAFFITI CONTROL TO 9 FT. ABOVE ADJACENT GRADE. APPLY PER MANUFACTURER'S RECOMMENDATIONS. FINISHES TO BE PAINTED WITH EXTERIOR PAINT. UNPAINTED CMU TO BE TREATED WITH SEALER.

#	FINISH MATERIAL COLOR
A	SHERWIN WILLIAMS MIDNIGHT SW6264 (228-C6)
B	SHEWRIN WILLIAMS NEBULOUS WHITE SW7063 (257-C5)
C	AEP SPAN COOL ZINC GRAY
D	COLOR TO MATCH COLOR B (SHERWIN WILLIAMS NEBULOUS WHITE)
E	COLOR TO MATCH COLOR A (SHERWIN WILLIAMS MIDNIGHT)
F	ICD COATINGS 4-975 LAVA BRONZE
G	BLACK
H	ORCO NATURAL GRAY LIGHT WEIGHT SPLIT FACE
I	JANUS INTERNATIONAL SILHOUETTE GRAY
J	JANUS INTERNATIONAL LIGHT STONE



FINISH MATERIAL COLOR SAMPLES

OWNER

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NEW RV AND SELF-STORAGE FACILITY

JURUPA VALLEY, CA

DATE: 09/28/23

A-11C
NORTH
ELEVATION

J. Craig Mann

ARCHITECT

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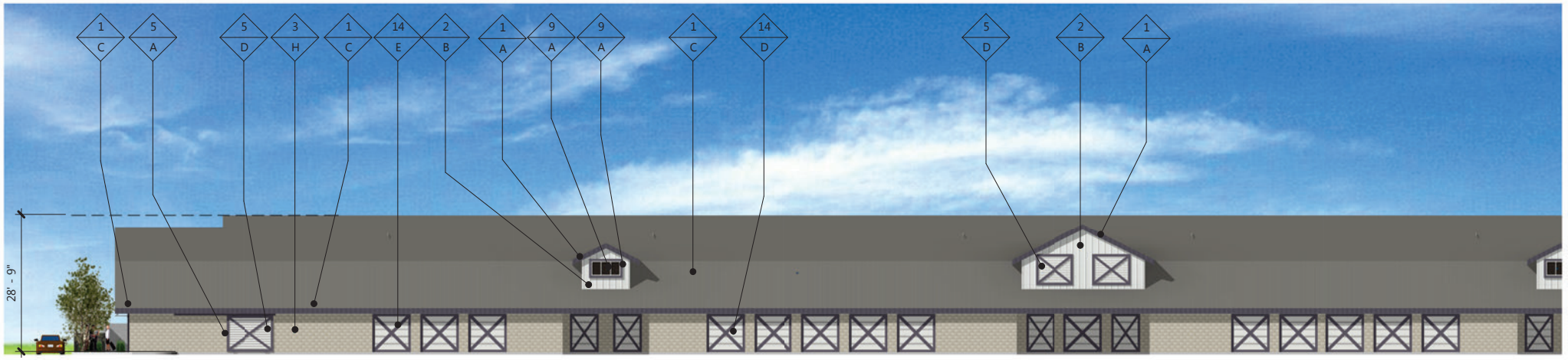

WEST ELEVATION

COLOR WEST
1" = 20'-0"

1

#	FINISH MATERIAL
1	METAL STANDING SEAM MANSARD ROOF OR DORMER ROOF (1A - WALL)
2	VERTICAL STEEL SIDING - AEP SPAN SELECT SEAM 16" WIDE NARROW BATTEN
3	CMU PILASTERS AT ROLL-UP DOOR OR EXTERIOR WALLS
4	ROLL-UP DOOR OR SWINGING DOOR
5	FAUX BARN DOOR
6	STOREFRONT, WINDOW, OR DOOR
7	WROUGHT IRON GATE AND FENCE
8	WINDOW WITH VISION GLASS
9	NON-VISION WINDOW OR SPANDREL TRIM
10	METAL CANOPY

#	FINISH MATERIAL COLOR
11	VERTICAL STEEL SIDING - AEP SPAN-LOK HP 16" WIDE WITH BATTENS
12	FAUX DORMER WITH NON-VISION WINDOW
13	EXTERIOR LIGHT (SEE PHOTOMETRIC PLAN)
14	OVERHEAD SECTIONAL DOOR
15	
16	
17	
18	

NOTES: EXTERIOR WALL FACING STREET TO BE TREATED WITH MONOCHEM AQUASEAL ME12 CLEAR MASONRY SEALER AND NONSACRAFICIAL GRAFFITI CONTROL TO 9 FT. ABOVE ADJACENT GRADE. APPLY PER MANUFACTURER'S RECOMMENDATIONS. FINISHES TO BE PAINTED WITH EXTERIOR PAINT. UNPAINTED CMU TO BE TREATED WITH SEALER.

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A	SHERWIN WILLIAMS MIDNIGHT SW6264 (228-C6)
B	SHEWRIN WILLIAMS NEBULOUS WHITE SW7063 (257-C5)
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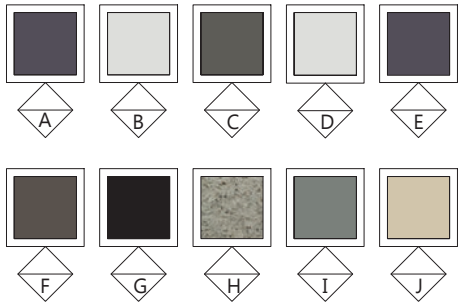
F	ICD COATINGS 4-975 LAVA BRONZE
G	BLACK
H	ORCO NATURAL GRAY LIGHT WEIGHT SPLIT FACE
I	JANUS INTERNATIONAL SILHOUETTE GRAY
J	JANUS INTERNATIONAL LIGHT STONE



FINISH MATERIAL COLOR SAMPLES

OWNER

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NEW RV AND SELF-STORAGE FACILITY

JURUPA VALLEY, CA

DATE: 09/28/23

A-12C WEST ELEVATION

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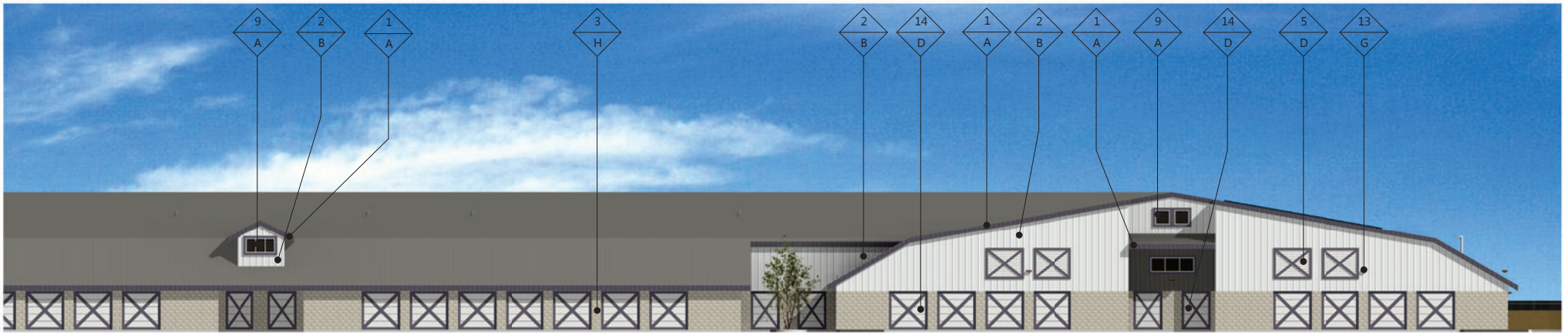

WEST ELEVATION

COLOR WEST-2
1" = 20'-0"

1

#	FINISH MATERIAL
1	METAL STANDING SEAM MANSARD ROOF OR DORMER ROOF (1A - WALL)
2	VERTICAL STEEL SIDING - AEP SPAN SELECT SEAM 16" WIDE NARROW BATTEN
3	CMU PILASTERS AT ROLL-UP DOOR OR EXTERIOR WALLS
4	ROLL-UP DOOR OR SWINGING DOOR
5	FAUX BARN DOOR
6	STOREFRONT, WINDOW, OR DOOR
7	WROUGHT IRON GATE AND FENCE
8	WINDOW WITH VISION GLASS
9	NON-VISION WINDOW OR SPANDREL TRIM
10	METAL CANOPY

#	FINISH MATERIAL COLOR
11	VERTICAL STEEL SIDING - AEP SPAN-LOK HP 16" WIDE WITH BATTENS
12	FAUX DORMER WITH NON-VISION WINDOW
13	EXTERIOR LIGHT (SEE PHOTOMETRIC PLAN)
14	OVERHEAD SECTIONAL DOOR
15	
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18	

NOTES: EXTERIOR WALL FACING STREET TO BE TREATED WITH MONOCHEM AQUASEAL ME12 CLEAR MASONRY SEALER AND NONSACRAFICIAL GRAFFITI CONTROL TO 9 FT. ABOVE ADJACENT GRADE. APPLY PER MANUFACTURER'S RECOMMENDATIONS. FINISHES TO BE PAINTED WITH EXTERIOR PAINT. UNPAINTED CMU TO BE TREATED WITH SEALER.

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C	AEP SPAN COOL ZINC GRAY
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E	COLOR TO MATCH COLOR A (SHERWIN WILLIAMS MIDNIGHT)
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G	BLACK
H	ORCO NATURAL GRAY LIGHT WEIGHT SPLIT FACE
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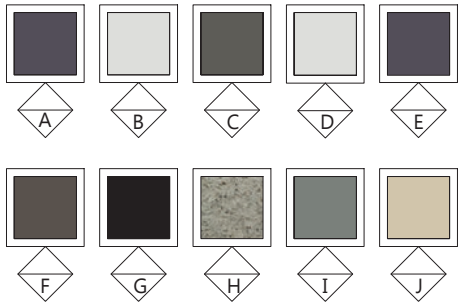

FINISH MATERIAL COLOR SAMPLES

OWNER

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NEW RV AND SELF-STORAGE FACILITY

JURUPA VALLEY, CA

DATE: 09/28/23

A-13C
WEST
ELEVATION-2

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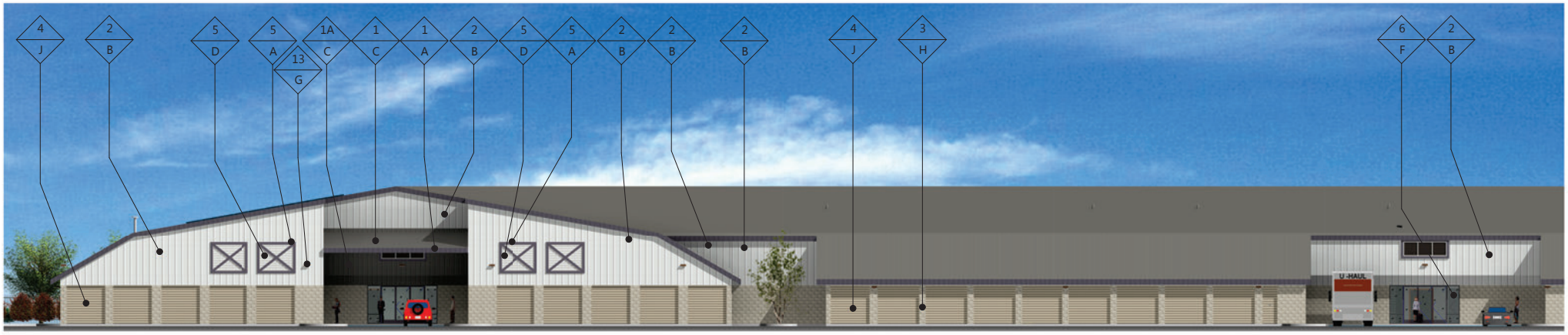

EAST ELEVATION

COLOR EAST-2
1" = 20'-0"

1

#	FINISH MATERIAL
1	METAL STANDING SEAM MANSARD ROOF OR DORMER ROOF (1A - WALL)
2	VERTICAL STEEL SIDING - AEP SPAN SELECT SEAM 16" WIDE NARROW BATTEN
3	CMU PILASTERS AT ROLL-UP DOOR OR EXTERIOR WALLS
4	ROLL-UP DOOR OR SWINGING DOOR
5	FAUX BARN DOOR
6	STOREFRONT, WINDOW, OR DOOR
7	WROUGHT IRON GATE AND FENCE
8	WINDOW WITH VISION GLASS
9	NON-VISION WINDOW OR SPANDREL TRIM
10	METAL CANOPY

#	FINISH MATERIAL COLOR
11	VERTICAL STEEL SIDING - AEP SPAN-LOK HP 16" WIDE WITH BATTENS
12	FAUX DORMER WITH NON-VISION WINDOW
13	EXTERIOR LIGHT (SEE PHOTOMETRIC PLAN)
14	OVERHEAD SECTIONAL DOOR
15	
16	
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18	

NOTES: EXTERIOR WALL FACING STREET TO BE TREATED WITH MONOCHEM AQUASEAL ME12 CLEAR MASONRY SEALER AND NONSACRAFICIAL GRAFFITI CONTROL TO 9 FT. ABOVE ADJACENT GRADE. APPLY PER MANUFACTURER'S RECOMMENDATIONS. FINISHES TO BE PAINTED WITH EXTERIOR PAINT. UNPAINTED CMU TO BE TREATED WITH SEALER.

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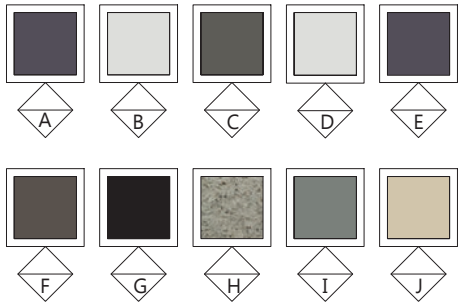
E	COLOR TO MATCH COLOR A (SHERWIN WILLIAMS MIDNIGHT)
F	ICD COATINGS 4-975 LAVA BRONZE
G	BLACK
H	ORCO NATURAL GRAY LIGHT WEIGHT SPLIT FACE
I	JANUS INTERNATIONAL SILHOUETTE GRAY
J	JANUS INTERNATIONAL LIGHT STONE



FINISH MATERIAL COLOR SAMPLES

OWNER

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NEW RV AND SELF-STORAGE FACILITY

JURUPA VALLEY, CA

DATE: 09/28/23

A-14C EAST ELEVATION

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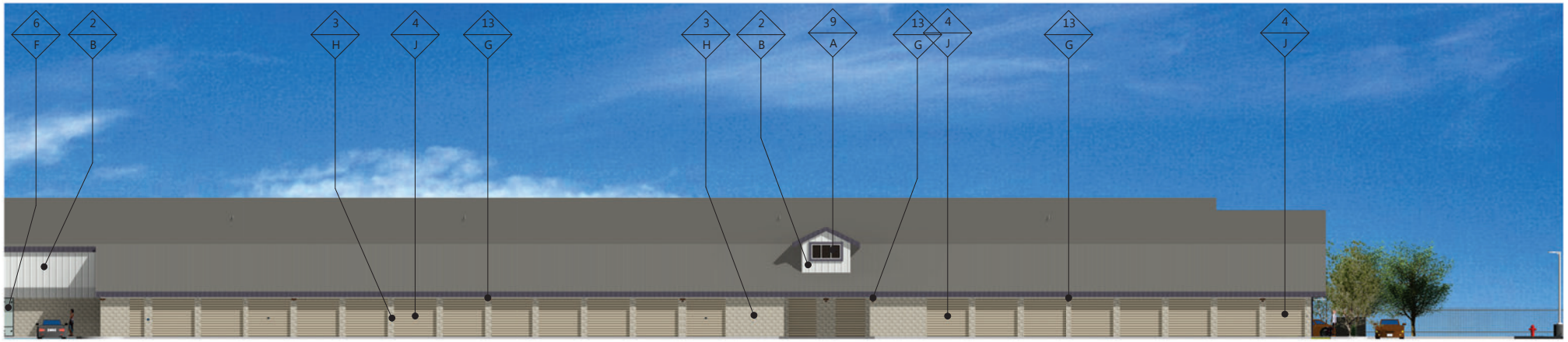

EAST ELEVATION

COLOR EAST
1" = 20'-0"

1

#	FINISH MATERIAL
1	METAL STANDING SEAM MANSARD ROOF OR DORMER ROOF (1A - WALL)
2	VERTICAL STEEL SIDING - AEP SPAN SELECT SEAM 16" WIDE NARROW BATTEN
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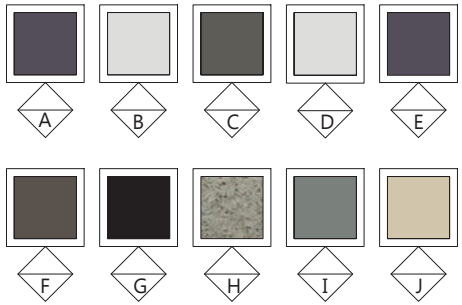

FINISH MATERIAL COLOR SAMPLES

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JURUPA VALLEY, CA

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A-15C
EAST
ELEVATION-2

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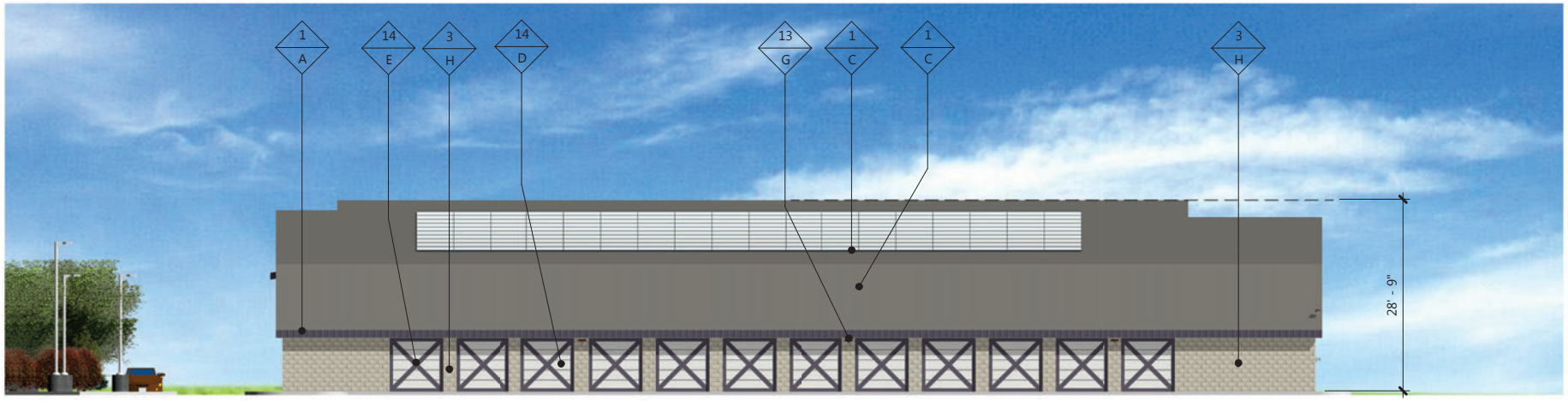

SOUTH ELEVATION

COLOR SOUTH
1/16" = 1'-0"

1

#	FINISH MATERIAL
1	METAL STANDING SEAM MANSARD ROOF OR DORMER ROOF (1A - WALL)
2	VERTICAL STEEL SIDING - AEP SPAN SELECT SEAM 16" WIDE NARROW BATTEN
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10	METAL CANOPY

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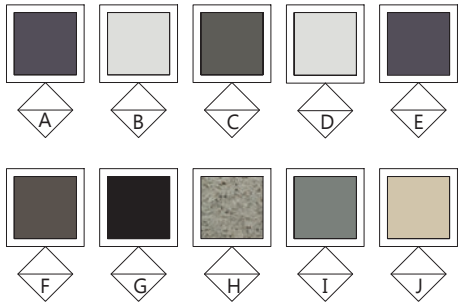

FINISH MATERIAL COLOR SAMPLES

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JURUPA VALLEY, CA

DATE: 09/28/23

A-16C
SOUTH
ELEVATION

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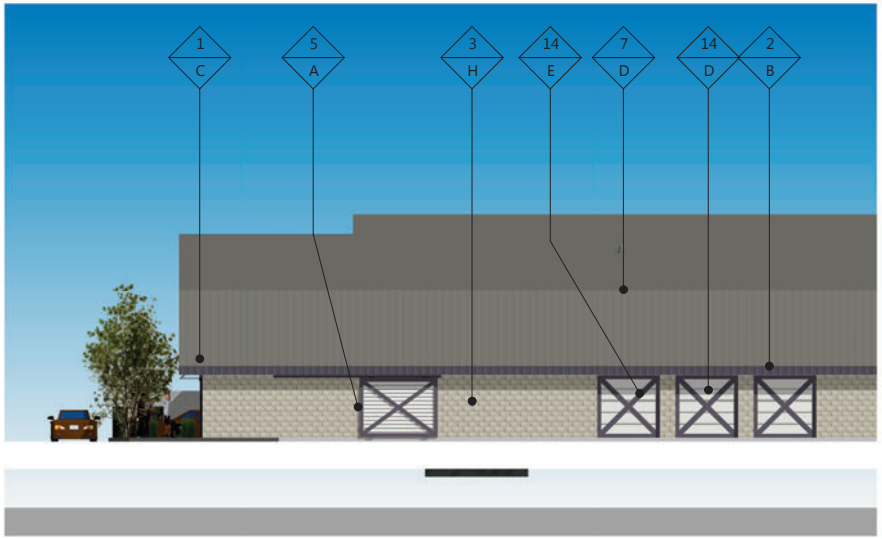
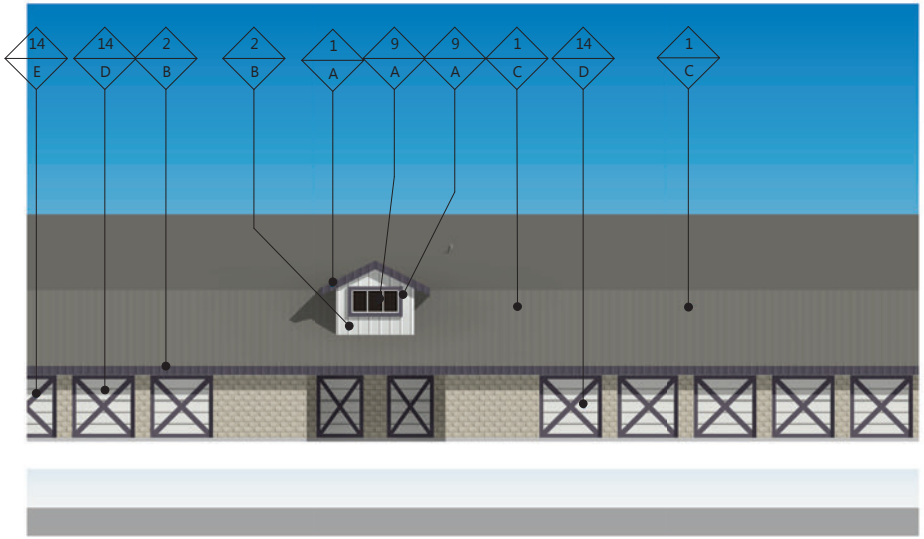


WEST ELEVATION OFFICE

COLOR WEST - OFFICE
1/16" = 1'-0"

1B



WEST ELEVATION ACCENT

COLOR WEST - ACCENT
1/16" = 1'-0"

1A

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1	METAL STANDING SEAM MANSARD ROOF OR DORMER ROOF (1A - WALL)
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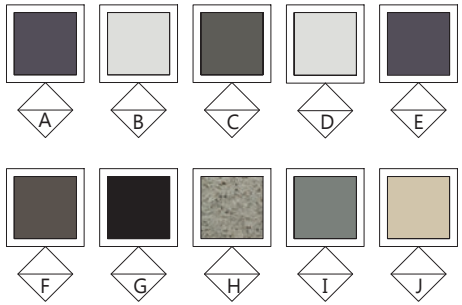

FINISH MATERIAL COLOR SAMPLES

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NEW RV AND SELF-STORAGE FACILITY

JURUPA VALLEY, CA

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A-17C WEST OFFICE - ACCENT

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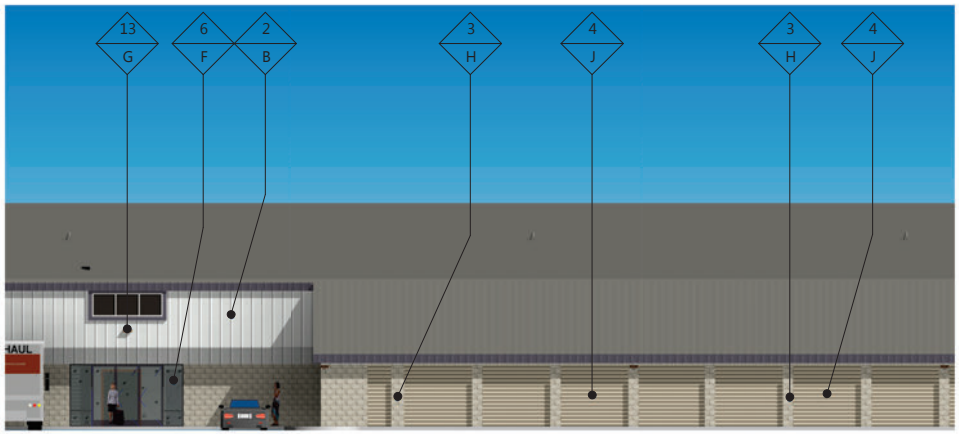
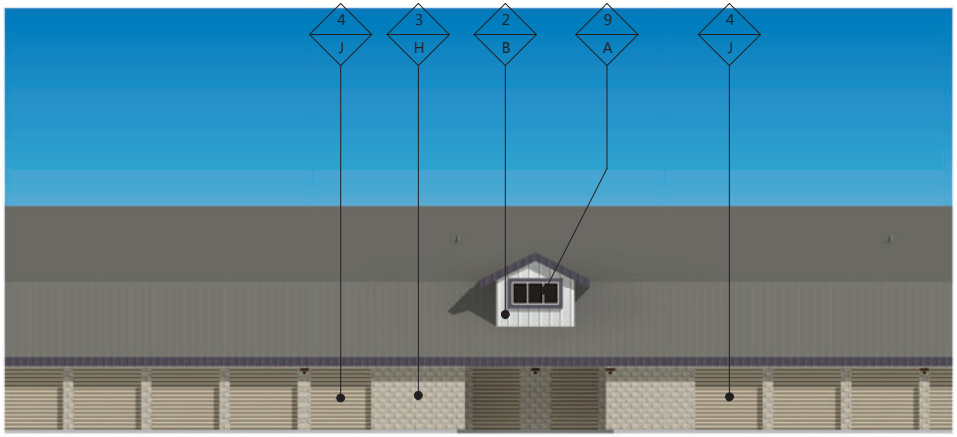


ELEVATION ENTRY

COLOR EAST ENTRY
1/16" = 1'-0"

1B



EAST ELEVATION ACCENT

COLOR EAST ACCENT
1/16" = 1'-0"

1A

#	FINISH MATERIAL
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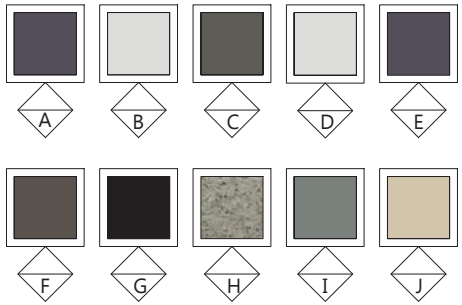

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JURUPA VALLEY, CA

DATE: 09/28/23

A-18C EAST ENTRY-ACCENT

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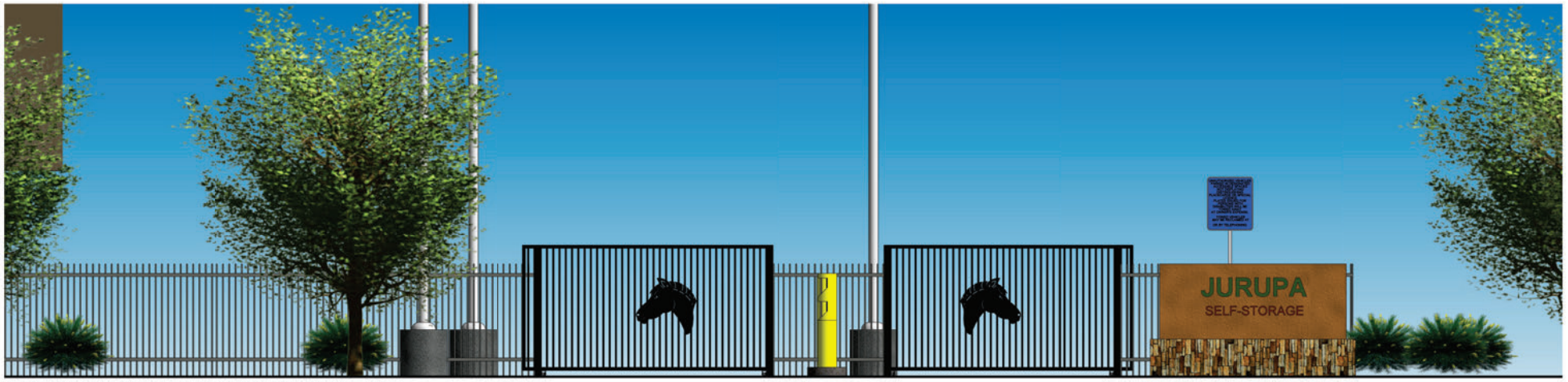

GATE
3/16" = 1'-0"

2

#	FINISH MATERIAL
1	METAL STANDING SEAM MANSARD ROOF OR DORMER ROOF (1A - WALL)
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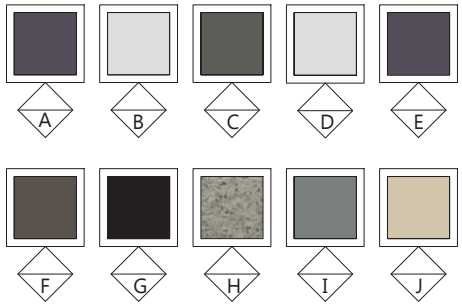

FINISH MATERIAL COLOR SAMPLES

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NEW RV AND SELF-STORAGE FACILITY

JURUPA VALLEY, CA

DATE: 09/28/23

A-19C
GATES

J. Craig Mann

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STUDIOM.JCMA@GMAIL.COM

#	FINISH MATERIAL
1	METAL STANDING SEAM MANSARD ROOF OR DORMER ROOF (1A - WALL)
2	VERTICAL STEEL SIDING - AEP SPAN SELECT SEAM 16" WIDE NARROW BATTEN
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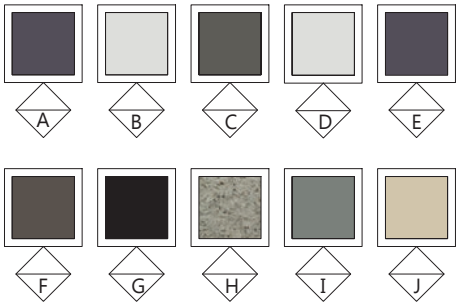

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ENTRANCE

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M- ZONE

68 69 70 71 72 73 74 75 76

COMMERCIAL GENERAL (C-G) ZONE

Rolling gate across driveway (match fence)

P/L

ACCESS ROAD

PARKING

LOADING

DN

SITE 2a BORROW AREA

217'

258.75'

P/L

3:1 SLOPE

WI FENCE

BUILDING
(PAD AREA = 73,600 S.F.)

P/L

RV STORAGE

LOADING

330'

401.59'

SEE MATCH LINE AT RIGHT

SEE MATCH LINE AT LEFT

I-15

68th STREET

6' WI fence to property line

6' WI fence to existing block wall at housing development

No fencing along sides of access driveway

North

40 0 40 80 120

Scale: 1" = 40'

WALL / FENCE LEGEND

- NEW 6' HIGH WROUGHT IRON FENCE
- NEW 4' HIGH RETAINING WALL
- EXISTING 6' HIGH CHAIN LINK FENCE
- EXISTING 6' CONCRETE BLOCK WALL
- EXISTING 4' HIGH WOOD FENCE

REVISIONS	BY

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Claremont, CA 91711
Telephone: (323)786-2750
Email: jocelyn@royaloakdesignla.com

FENCING PLAN

PROJECT: R.V. SELF-STORAGE FACILITY
ADDRESS: 68TH STREET @ I-15, JURUPA VALLEY, CA
OWNER: STEVE GALVEZ
20 PASEO VERDE, SAN CLEMENTE, CA 92673
steve@stevegalvez.com (951)297-8120
APN: 152-020-010, 152-060-007, 152-060-009 and a portion of 006

REGISTERED LANDSCAPE ARCHITECT JOCELYN P. SIA
NO. 6649
Exp. 12/31/26
4/17/2025
STATE OF CALIFORNIA

DRAWN	S.L./J.S.
DATE	4/17/2025
SCALE	1" = 40'
JOB NO.	5448
SHEET	LF-1

M- ZONE

68 69 70 71 72 73 74 75 76

COMMERCIAL GENERAL (C-G) ZONE

Rolling gate across driveway (match fence)

P/L

ACCESS ROAD

PARKING

LOADING

DN

SITE 2a BORROW AREA

217'

258.75'

P/L

3:1 SLOPE

WI FENCE

BUILDING
(PAD AREA = 73,600 S.F.)

P/L

RV STORAGE

LOADING

330'

401.59'

SEE MATCH LINE AT RIGHT

SEE MATCH LINE AT LEFT

I-15

68th STREET

6' WI fence to property line

6' WI fence to existing block wall at housing development

No fencing along sides of access driveway

North

40 0 40 80 120

Scale: 1" = 40'

WALL / FENCE LEGEND

- NEW 6' HIGH WROUGHT IRON FENCE
- NEW 4' HIGH RETAINING WALL
- EXISTING 6' HIGH CHAIN LINK FENCE
- EXISTING 6' CONCRETE BLOCK WALL
- EXISTING 4' HIGH WOOD FENCE

REVISIONS	BY

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ROYAL OAK DESIGN
Jocelyn P. Sia, Landscape Architect #6649
310 N. Indian Hill Blvd #128
Claremont, CA 91711
Telephone: (323)786-2750
Email: jocelyn@royaloakdesignla.com

FENCING PLAN

PROJECT: R.V. SELF-STORAGE FACILITY
ADDRESS: 68TH STREET @ I-15, JURUPA VALLEY, CA
OWNER: STEVE GALVEZ
20 PASEO VERDE, SAN CLEMENTE, CA 92673
steve@stevegalvez.com (951)297-8120
APN: 152-020-010, 152-060-007, 152-060-009 and a portion of 006

REGISTERED LANDSCAPE ARCHITECT JOCELYN P. SIA
NO. 6649
Exp. 12/31/26
4/17/2025
STATE OF CALIFORNIA

DRAWN	S.L./J.S.
DATE	4/17/2025
SCALE	1" = 40'
JOB NO.	5448
SHEET	LF-1

SEE MATCH LINE ON L-2

M- ZONE

68 69 70 71 72 73 74 75 76

COMMERCIAL GENERAL (C-G) ZONE

P/L

18'

DN

ACCESS ROAD

PARKING

LOADING

SITE 2a BORROW AREA

217'

258.75'

P/L

3:1 SLOPE

W.I. FENCE

BUILDING
(PAD AREA = 73,600 S.F.)

P/L

RV STORAGE

LOADING

330'

401.59'

HABITAT PRESERVED
PARCEL 'A'
37.3 ACRES

SEE MATCH LINE AT RIGHT

SEE MATCH LINE AT LEFT

I-15

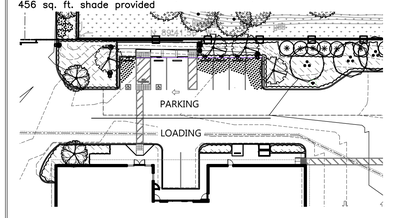
North

40 0 40 80 120

Scale: 1" = 40'

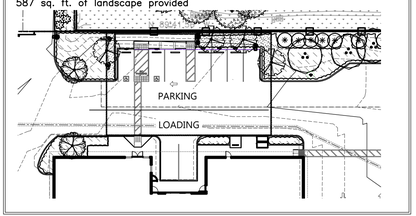
PERCENTAGE OF TOTAL PARKING AREA REQUIRED TO BE SHADED:

7 parking spaces = 1,178 sq. ft. (0.03 acres)
2415 sq. ft. @ 30% = 353 sq. ft. shade required
456 sq. ft. shade provided



PERCENTAGE OF TOTAL INTERIOR PARKING AREA TO BE LANDSCAPED:

Parking lot area (dashed line) = 5,274 sq. ft.
5,274 sq. ft. @ 5% = 264 sq. ft. of landscape required
587 sq. ft. of landscape provided



REVISIONS	BY

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PRELIMINARY LANDSCAPE PLAN

PROJECT: R.V. SELF-STORAGE FACILITY
ADDRESS: 68TH STREET @ I-15, JURUPA VALLEY, CA
OWNER: STEVE GALVEZ
20 PASEO VERDE, SAN CLEMENTE, CA 92673
steve@stevegalvez.com (951)297-8120
APN: 152-020-010, 152-060-007, 152-060-009 and a portion of 006

REGISTERED LANDSCAPE ARCHITECT
JOCELYN P. SIA
NO. 6649
Exp. 12/31/26
4/18/2025
STATE OF CALIFORNIA

DRAWN: S.L./J.S.
DATE: 4/17/2025
SCALE: 1" = 40'
JOB NO.: 5448
SHEET: L-1

WATER EFFICIENT LANDSCAPE WORKSHEET

JURUPA VALLEY, CA

Reference Evapotranspiration (ETo): 54.6

Hydrozone #/Planting Description[A]	Plant Factor (PF)	Irrigation Method[B]	Irrigation Efficiency (IE)[C]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[D]
REGULAR LANDSCAPE AREAS							
LW	0.30	ROTOR	0.78	0.38	70302.00	27039.23	915332.04
MW	0.40	ROTOR	0.78	0.51	0.00	0.00	0.00
LW	0.30	DRIP	0.81	0.37	4258.00	1577.04	53385.86
MW	0.40	DRIP	0.81	0.49	0.00	0.00	0.00
LWTR	0.30	BUBBLERS	0.80	0.38	1150.00	431.25	14598.68
MWTR	0.40	BUBBLERS	0.80	0.50	0.00	0.00	0.00
				TOTALS:	75710.00	29047.52	
						ETWU TOTAL	983316.57
						Maximum Allowed Water Allowance (MAWA)[E]	1153320.71

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	29047.52
TOTAL AREA	75710.00
AVERAGE ETAF	0.38

[A] Hydrozone # / Planting Descrption
MW = Moderate Water use Plants
LW = Low Water use Plants
LWTR = Low Water use Trees
MWTR = Moderate Water use Trees

[B] Irrigation Method
S = Spray
R = Rotor
B = Bubbler
D = Drip
O = Other

[C] Irrigation Efficiency
0.80 for bubbler
0.81 for drip
0.78 Hunter MP Rotator
0.80 Hunter PGJ
0.77 Hunter PGP–ADJ
0.75 Hunter PGP
0.75 Hunter I–20
0.80 Hunter I–20 MPR Nozzle

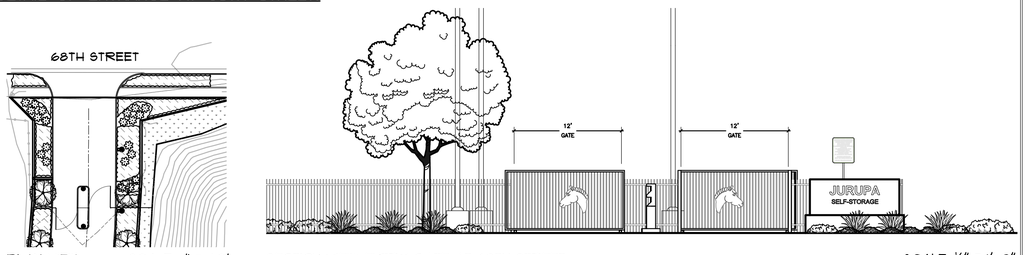
[D] ETWU (Annual Gallons Required)
ETo x 0.62 x ETAF x Area

Where 0.62 is a conversion factor that converts acre – inches per acre per year to gallons per square foot per year.

[E] MAWA (Annual Gallons Allowed)
(ETo)(0.62)[(ETAF x LA)

Where 0.62 is a conversion factor that converts acre–inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. ETAF is 0.55 for residential areas and 0.45 for non–residential areas.

DETAIL OF ENTRANCE AT 68TH STREET:



CONCEPTUAL PLANT SCHEDULE

	ACCENT TREE	27	
	Acacia stenophylla / Shoestring Acacia		24" Box, L
	Agonis flexuosa 'Burgundy' / Burgundy Peppermint Tree		24" Box, L
	Cercis occidentalis / Western Redbud		24" Box, L
	x Chitalpa tashkentensis / Chitalpa		24" Box, L
	CANOPY SHADE TREE	20	
	Cercidium x 'Desert Museum' / Desert Museum Palo Verde		24" Box, L
	Olea europaea 'Wilsonii' / Wilson Olive		24" Box, L
	Quercus ilex / Holly Oak		24" Box, L
	Rhus lancea / African Sumac		24" Box, L
	SCREEN TREE	63	
	Lagunaria patersonii / Primrose Tree		24" Box, L, S
	Pinus eldarica / Afghan Pine		24" Box, L
	Quercus ilex / Holly Oak		24" Box, L
	Rhus lancea / African Sumac		24" Box, L
	EXISTING OFFSITE TREES	82	
	Shown at approximate locations and mature size.		
	TALL SCREEN SHRUB	75	
	Berberis nevinii / Nevin's Barberry		5-gal., L
	Heteromeles arbutifolia / Toyon		5-gal., L
	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Sage		5-gal., L
	Rhamnus californica / California Coffeeberry		5-gal., L
	ACCENT SHRUB	203	
	Agave americana / Century Plant		5-gal., L
	Anigozanthos x 'Big Red' / Big Red Kangaroo Paw		5-gal., L
	Caesalpinia gilliesii / Yellow Bird of Paradise		5-gal., L
	Dasylirion wheeleri / Grey Desert Spoon		5-gal., L
	Grevillea x 'Noelii' / Noel Grevillea		5-gal., L
	Hesperaloe parviflora / Red Yucca		5-gal., L
	Muhlenbergia capillaris 'Lenca' / Regal Mist® Pink Muhly Grass		5-gal., L
	MEDIUM & LOW SHRUBS	61,574 sf	
	Baccharis pilularis 'Pigeon Point' / Pigeon Point Coyote Brush		1-gal., L
	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush		5-gal., L
	Cotoneaster buxifolius / Cotoneaster		5-gal., L
	Lantana x 'New Gold' / New Gold Lantana		1-gal., L
	Rosmarinus officinalis 'Tuscan Blue' / Tuscan Blue Rosemary		1-gal., M
	Westringia fruticosa 'Wynabbie Gem' / Wynabbie Gem Coast Rosemary		5-gal., L
	EROSION CONTROL HYDROSEED MIX	122,732 sf	
	GRAVEL	3,858 sf	
	EXISTING LANDSCAPE		

NOTES:

1. Quantities shown on plant list are preliminary.
2. Any trees planted within five feet of curbs or paving shall be installed in a root barrier per detail.
3. All mulch areas will have a minimum depth of 3".

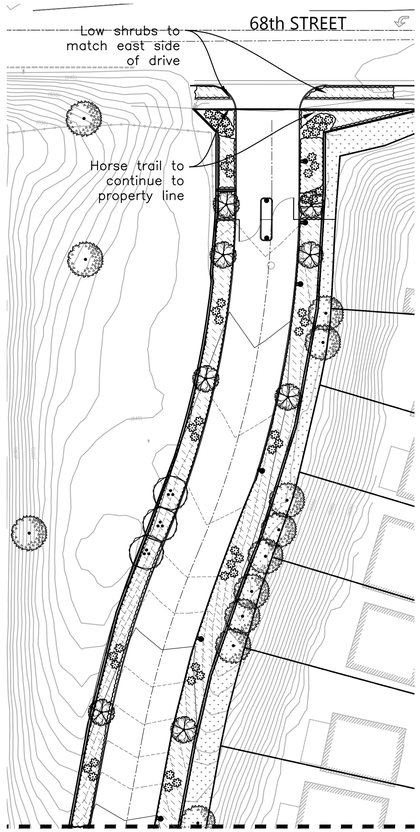
AREA TABULATIONS:

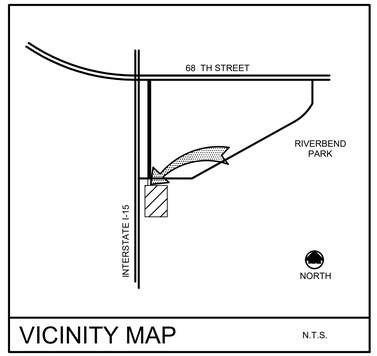
Total site:	280,484 sq. ft. (6.44 acres)
Total site landscape:	79,367 sq. ft. (1.82 acres / 28.30%)
Total site irrigated landscape:	75,710 sq. ft. (1.73 acres / 26.99%)
Total site for Habitat Preserve Parcel A:	144,671 sq. ft. (3.32 acres)
Total irrigated landscape for Habitat Preserve Parcel A:	70,308 sq. ft. (1.61 acres / 48.60%)
Total irrigated landscape for driveway entry:	45,818 sq. ft. (0.46 acres)

For percentage of total parking area required to be shaded & percentage of total interior parking area to be landscape see Sheet L–1.

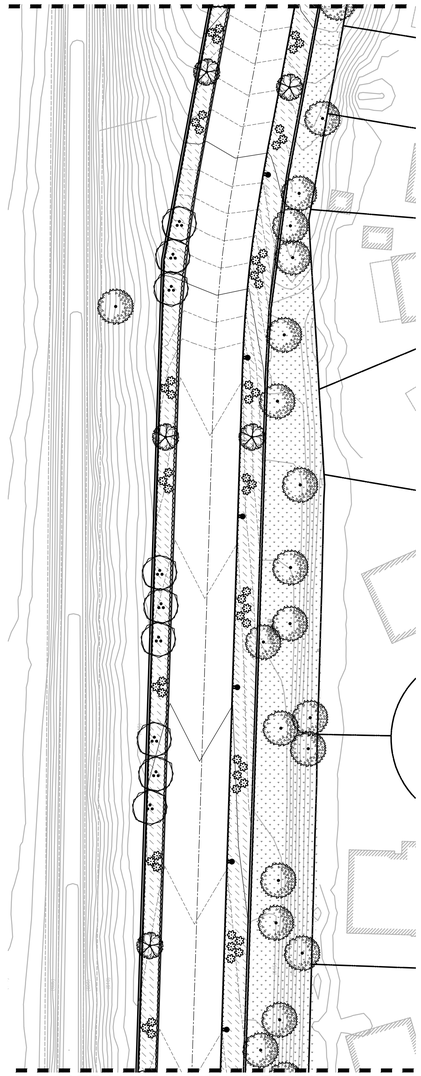
IRRIGATION NOTES:

- Automatic irrigation system to be installed that is water efficient, appropriate for the landscape hydrozones and provides 100% coverage.
- Landscape planting will meet MAWA water use requirements by using a low water efficient irrigation system and weather based smart controller.
- Landscape planting to be irrigated the following ways:
  - Trees: stream bubblers
  - All other planting areas: MP Rotator & Drip irrigation
- Irrigation plans shall provide separate systems for tree stream bubblers.
- Weather based smart controller such as Hunter X–Core, or Hunter PCC will be used.

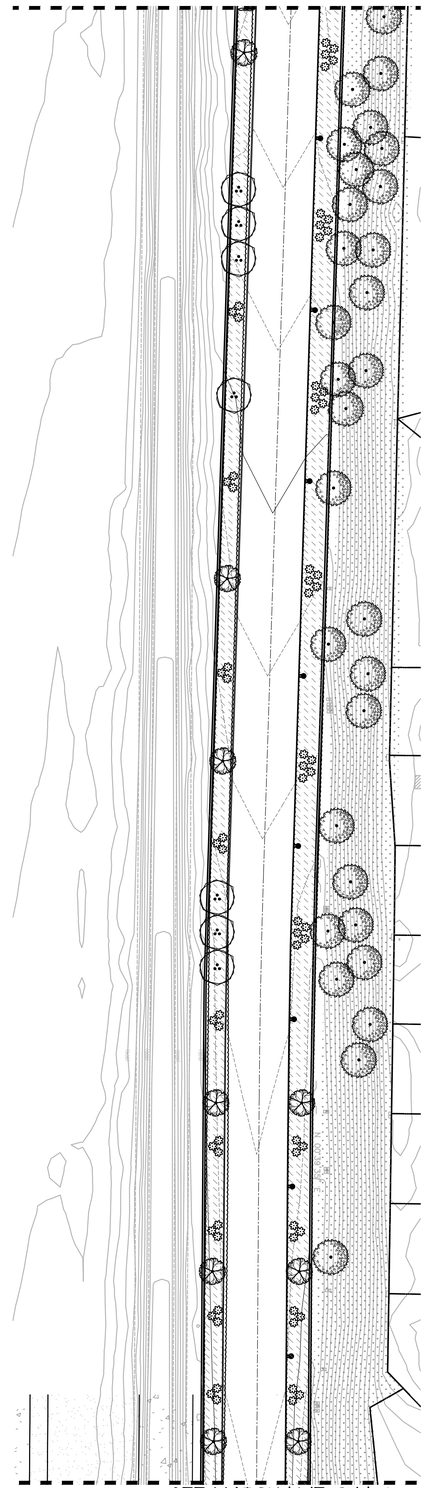


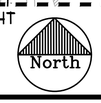


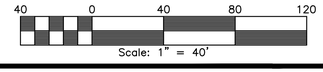
SEE MATCH LINE AT LEFT



SEE MATCH LINE AT LEFT







REVISIONS	BY

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PRELIMINARY LANDSCAPE PLAN & LEGEND

PROJECT: R.V. SELF-STORAGE FACILITY
ADDRESS: 68TH STREET @ I–15, JURUPA VALLEY, CA
OWNER: STEVE GALVEZ
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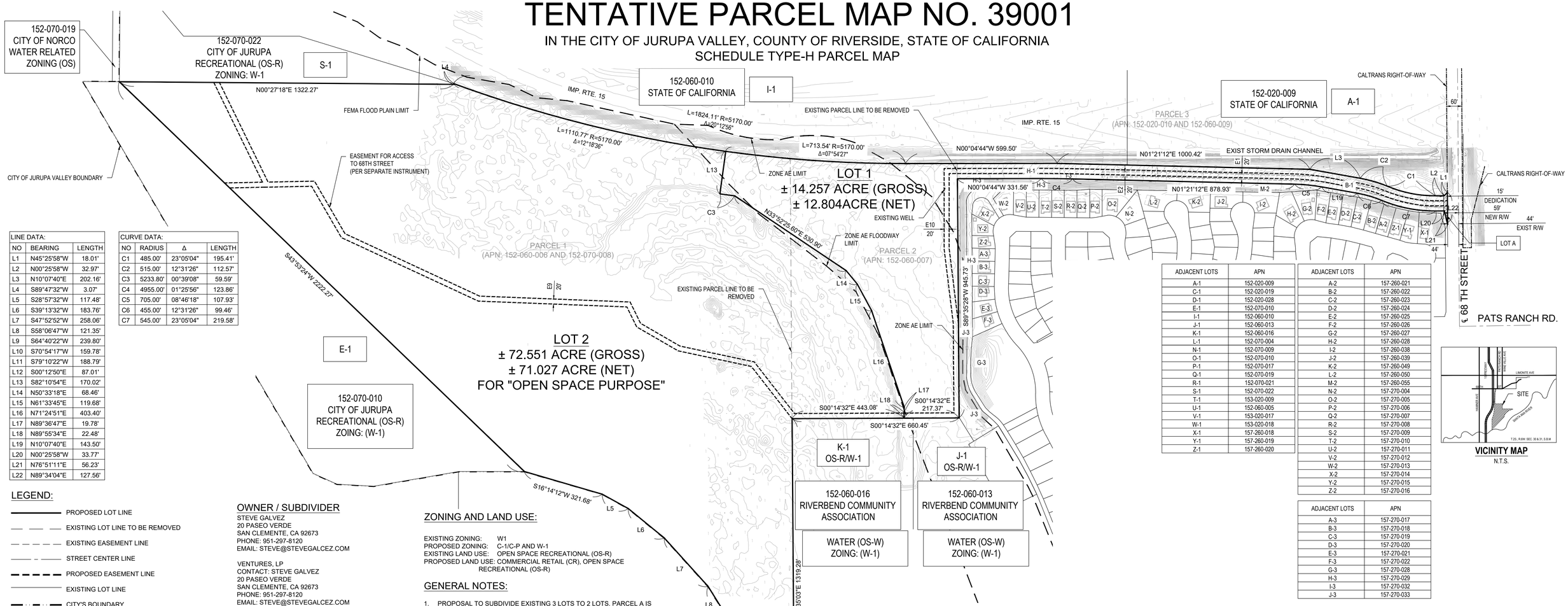
steve@stevegalvez.com
(951)297–8120
APN: 152–020–010, 152–060–007, 152–060–009 and a portion of 006

DRAWN	S.L./J.S.
DATE	4/17/2025
SCALE	1" = 40'
JOB NO.	5448
SHEET	L-2

TENTATIVE PARCEL MAP NO. 39001

IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SCHEDULE TYPE-H PARCEL MAP



LINE DATA:		
NO	BEARING	LENGTH
L1	N45°25'58"W	18.01'
L2	N00°25'58"W	32.97'
L3	N10°07'40"E	202.16'
L4	S89°47'32"W	3.07'
L5	S28°57'32"W	117.48'
L6	S39°13'32"W	183.76'
L7	S47°52'52"W	258.06'
L8	S58°06'47"W	121.35'
L9	S64°40'22"W	239.80'
L10	S70°54'17"W	159.78'
L11	S79°10'22"W	188.79'
L12	S00°12'50"E	87.01'
L13	S82°10'54"E	170.02'
L14	N50°33'18"E	68.46'
L15	N61°33'45"E	119.68'
L16	N71°24'51"E	403.40'
L17	N89°36'47"E	19.78'
L18	N89°55'34"E	22.48'
L19	N10°07'40"E	143.50'
L20	N00°25'58"W	33.77'
L21	N76°51'11"E	56.23'
L22	N89°34'04"E	127.56'

CURVE DATA:			
NO	RADIUS	Δ	LENGTH
C1	485.00'	23°05'04"	195.41'
C2	515.00'	12°31'26"	112.57'
C3	5233.80'	00°39'08"	59.59'
C4	4955.00'	01°25'56"	123.86'
C5	705.00'	08°46'18"	107.93'
C6	455.00'	12°31'26"	99.46'
C7	545.00'	23°05'04"	219.58'

ADJACENT LOTS	APN
A-1	152-020-009
C-1	152-020-019
D-1	152-020-028
E-1	152-070-010
I-1	152-060-010
J-1	152-060-013
K-1	152-060-016
L-1	152-070-004
N-1	152-070-009
O-1	152-070-010
P-1	152-070-017
Q-1	152-070-019
R-1	152-070-021
S-1	152-070-022
T-1	153-020-009
U-1	152-060-005
V-1	153-020-017
W-1	153-020-018
X-1	157-260-018
Y-1	157-260-019
Z-1	157-260-020

ADJACENT LOTS	APN
A-2	157-260-021
B-2	157-260-022
C-2	157-260-023
D-2	157-260-024
E-2	157-260-025
F-2	157-260-026
G-2	157-260-027
H-2	157-260-028
I-2	157-260-038
J-2	157-260-039
K-2	157-260-049
L-2	157-260-050
M-2	157-260-055
N-2	157-270-004
O-2	157-270-005
P-2	157-270-006
Q-2	157-270-007
R-2	157-270-008
S-2	157-270-009
T-2	157-270-010
U-2	157-270-011
V-2	157-270-012
W-2	157-270-013
X-2	157-270-014
Y-2	157-270-015
Z-2	157-270-016

ADJACENT LOTS	APN
A-3	157-270-017
B-3	157-270-018
C-3	157-270-019
D-3	157-270-020
E-3	157-270-021
F-3	157-270-022
G-3	157-270-028
H-3	157-270-029
I-3	157-270-032
J-3	157-270-033

VICINITY MAP
N.T.S.

LEGEND:

- PROPOSED LOT LINE
- EXISTING LOT LINE TO BE REMOVED
- EXISTING EASEMENT LINE
- STREET CENTER LINE
- PROPOSED EASEMENT LINE
- EXISTING LOT LINE
- CITY'S BOUNDARY
- EXISTING WELL
- CALTRANS RIGHT-OF-WAY
- STREET DEDICATION
- INDICATES "NON-VEHICULAR ACCESS"
- FEMA FLOOD PLAIN LIMIT

LEGAL DESCRIPTION

PARCEL 1 (APN: 152-060-006 AND 152-070-008)
A PORTION OF FRACTIONAL SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO ON FILE IN BOOK 9, PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, AND A PORTION OF LOT 3 OF SANTA ANA RIVER DEVELOPMENT COMPANY'S TRACT NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 3 TO 5 OF MAPS, RECORDS OF RIVERSIDE COUNTY.
PROPERTY SIZE: 68.759 ACRES (GROSS & NET)

PARCEL 2 (APN: 152-060-007)
A PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO ON FILE IN BOOK 9, PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.
PROPERTY SIZE: 15.333 ACRES (GROSS & NET)

PARCEL 3 (APN: 152-020-010 AND 152-060-009)
PORTIONS OF SECTIONS 30 AND 31, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO ON FILE IN BOOK 9, PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

PROPERTY SIZE: 2.700 ACRES (GROSS)
2.052 ACRES (NET)

OWNER / SUBDIVIDER

STEVE GALVEZ
20 PASEO VERDE
SAN CLEMENTE, CA 92673
PHONE: 951-297-8120
EMAIL: STEVE@STEVEGALCEZ.COM

VENTURES, LP
CONTACT: STEVE GALVEZ
20 PASEO VERDE
SAN CLEMENTE, CA 92673
PHONE: 951-297-8120
EMAIL: STEVE@STEVEGALCEZ.COM

SOUTHWEST RESOURCE MANAGEMENT ASSOCIATION
CONTACT: STEVE GALVEZ
20 PASEO VERDE
SAN CLEMENTE, CA 92673
PHONE: 951-297-8120
EMAIL: STEVE@STEVEGALCEZ.COM

CIVIL ENGINEER

W.H. CIVIL INC.
NORTH CA: 2380 QUME DR,. STE E,
SAN JOSE, CA 95131
SOUTH CA: 548 WALD,
IRVINE, CA 92618
PHONE: 949-229-3357

APN

152-020-010
152-060-009
152-070-008
152-060-007
152-060-006

NOTES

TOTAL NET ACRE: 2.052 ACRES
GROSS ACRE: 2.701 ACRES

THE TENTATIVE PARCEL MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

LAND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOGRAPHIC HAZARDS.

LAND IS SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.

FEMA DESIGNATION
FEMA FLOOD ZONE: ZONE AE, AND FLOODWAY

THERE IS AN EXISTING WELL ON APN: 152-060-007.

SCHEDULE TYPE "H" PARCEL MAP.

ZONING AND LAND USE:

EXISTING ZONING: W1
PROPOSED ZONING: C-1/C-P AND W-1
EXISTING LAND USE: OPEN SPACE RECREATIONAL (OS-R)
PROPOSED LAND USE: COMMERCIAL RETAIL (CR), OPEN SPACE RECREATIONAL (OS-R)

GENERAL NOTES:

1. PROPOSAL TO SUBDIVIDE EXISTING 3 LOTS TO 2 LOTS. PARCEL A IS FOR SELF-STORAGE FACILITY. PARCEL B IS FOR HABITAT DEDICATION.
2. METHOD OF SEWAGE DISPOSAL: SEWER LINE
3. EXISTING ZONING W-1.
   PROPOSED ZONING C-1/C-P AND W-1.
4. THE PROPOSED SUBDIVISON WILL BE SOLELY OWN BY ONE OWNER.
5. LOT "A" TO BE DEDICATED TO THE CITY OF JURUPA VALLEY.

UTILTIES:

SEWER & WATER
JURUPA COMMUNITY SERVICES DISTRICT
11201 HARREL STREET
MIRA LOMA, CA 91752
GAS
SOUTHERN CALIFORNIA GAS COMPANY
CENTRALIZED CORRESPONDENCE
P.O. BOX 3150
SAN DIMAS, CA 91773
PHONE: 800-427-2200
ELECTRIC
SOUTHERN CALIFORNIA EDISON COMPANY
1351 E. FRANCIS TREET
ONTARIO, CA 91761
PHONE: 800-655-4555
TELEPHONE
VERIZON
CUSTOMER SALES & SOLUTIONS CENTER
P.O. BOX 11328
ST. PETERSBURG, FL 33733
PHONE: 800-655-4555
CABLE
TIME WARNER
CUSTOMER SALES & SOLUTIONS CENTER
P.O. BOX 11328
ST. PETERSBURG, FL 33733
PHONE: 800-483-4000
SCHOOL DISTRICT
CORONA-NORCO UNIFIED SCHOOL DISTRICT
2820 CLARK AVENUE
NORCO, CA 92860
PHONE: 951-736-5000

PROPOSED EASEMENT

E9 PROPOSED 20' ACCESS EASEMENT FROM LOT-2 IN FAVOR OF APN 152-070-022, AND APN 152-070-010.

E10 PROPOSED 20' ACCESS EASEMENT FROM LOT-1 IN FAVOR OF LOT-2, APN 152-070-022, AND APN 152-070-010.

EXISTING EASEMENT

EASEMENTS ARE PLOTTED PER PRELIMINARY TITLE REPORT ORDER NO. 00208994-RT4, DATED 08-02-2024.

E1 EASEMENT TO JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY FOR PIPE LINES FOR ALL PURPOSES, TOGETHER WITH ANY EASEMENT ROADS AND APPURTENANCES WITHIN THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO , CABLES FOR COMMUNICATION, AND FOR INGRESS AND EGRESS PURPOSES PER INST. NO. 2002-660550, RECORDED NOV. 13, 2002, AND INST. NO. 2003-167661, RECORDED MAR. 10, 2003, OF OFFICIAL RECORDS. (PLOTTED)

E2 EASEMENT TO JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY FOR SEWER PURPOSES PER INST. NO. 2016-0122749, RECORDED MAR. 3, 2016, OF OFFICIAL RECORDS. (PLOTTED)

E3 LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING PARCEL 1 PER INST. NO. 1987-161326, RECORDED JUNE 8, 1987, OF OFFICIAL RECORDS. (PLOTTED)

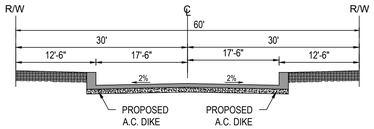
E4 LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING PARCEL 2 PER INST. NO.1987-231676, RECORDED AUGUST 11, 1987, OF OFFICIAL RECORDS. (PLOTTED)

E5 LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING PARCEL 3 PER INST. NO. 1988-272564, RECORDED SEPTEMBER 21, 1988, OF OFFICIAL RECORDS. (PLOTTED)

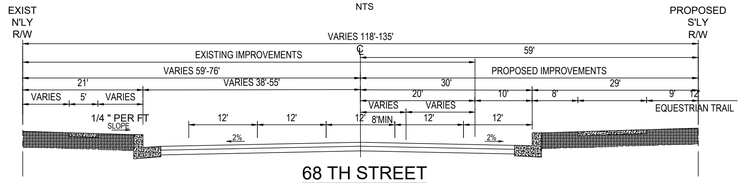
E6 EASEMENT FOR THE ESTABLISHMENT OF THE MIRA LOMA ROAD AND BRIDGE PER INST. 1994-470555, RECORDED DECEMBER 19, 1994, OF OFFICIAL RECORDS. (NOT PLOTTED)

E7 EASEMENT FOR RIVERSIDE COUNTY REDEVELOPMENT AGENCY PER INST. 1996-256410, RECORDED JULY 10, 1996, OF OFFICIAL RECORDS. (NOT PLOTTED).

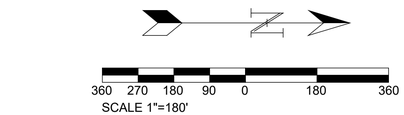
E8 EASEMENT FOR THE ESTABLISHMENT OF THE MIRA LOMA ROAD AND BRIDGE PER INST. 1999-015123, RECORDED JANUARY 14, 1999, OF OFFICIAL RECORDS. (NOT PLOTTED)



ACCESS ROAD (PRIVATE)



68 TH STREET
NTS



SCALE 1"=180'

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.
Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF JURUPA VALLEY
8930 LIMONITE AVE
JURUPA VALLEY, CA 92509
TEL: (951) 332-6464
EMAIL: ENGINEERING@JURUPAVALLEY.ORG

IMPORTANT NOTE:

MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR	DATE
		E.O.R.	REVISION			

BENCHMARK:
N.G.S. BM. NO. DX5476

PEDLEY, AT THE SOUTHWEST COUTHWEST CORNER OF VAN BUREN BL AND LIMONITE AVE 233 FEET (71.0 M) WEST OF VAN BUREN BL AND 68 FEET (20.7 M) SOUTH OF LIMONITE AVE AT ENTRANCE TO SHOPPING CENTER 2 FEET (0.6 M) EAST OF VONS SIGN IS 20 FEET (6.1 M) TALL A STANDARD R/V CO SUR ALUMINUM DISK SET IN TOP OF CONCETE POST.

ELECTION: 718.88' (NAVD 1988)

BASIS OF BEARING:
CENTERLINE OF 68TH STREET N 89°34'04"E
AS PER TRACT MAP NO. 36391, M.B. 449/90-115

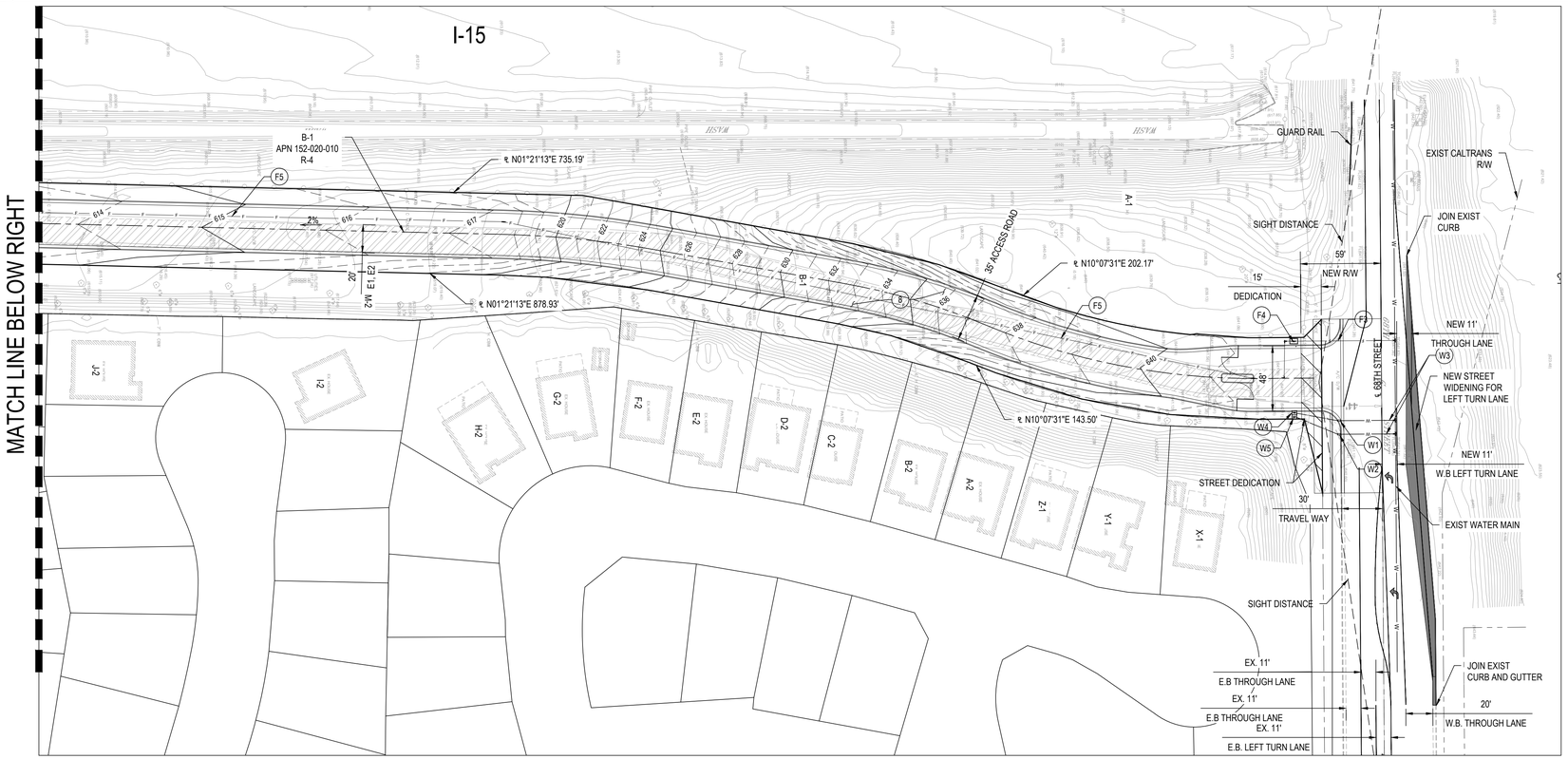
REGISTERED PROFESSIONAL ENGINEER
CHRI WAI LIN MAUNG
No. C 83487
EXP. 3/31/25
CIVIL
STATE OF CALIFORNIA

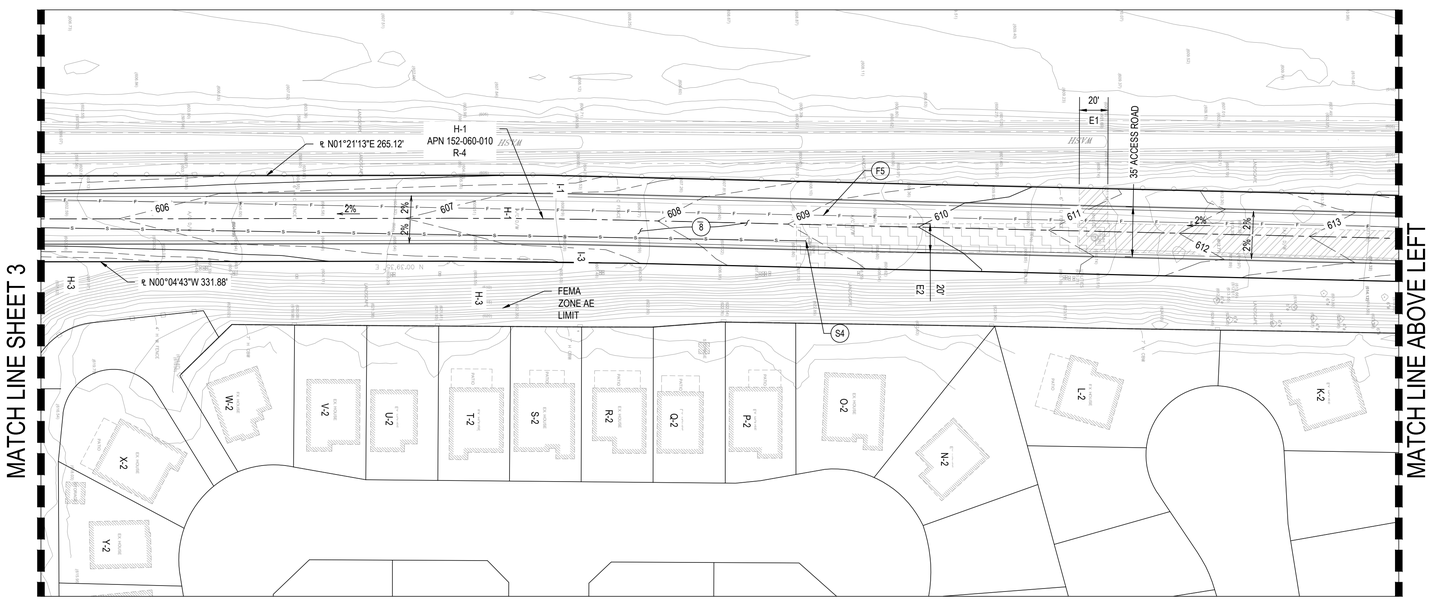
PLANS PREPARED BY:
W.H. ENGINEERING GROUP
NORTH-CA: 2380 QUME DR., STE E, SAN JOSE, CA 95131
SOUTH-CA: 548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357
9/23/2024
WAI LIN MAUNG CHEN — DATE
R.C.E. C83487 EXP. 3/31/2025

CITY OF JURUPA VALLEY
TENTATIVE PARCEL MAP NO. 39001
JURUPA VALLEY STORAGE
VACANT LOTS (AT 68TH STREET AND I-15)
JURUPA VALEY, CA

ACCT. NO. G23001
SHEET 1 OF 3

FOR:
W.O
CITY I. D. NO. MA20269





ROUGH GRADING PLAN

SCALE 1"=50'

LEGEND

100	EXISTING CONTOUR
100	PROPOSED CONTOUR
100FS	SPOT ELEVATION
	PROPOSED HARDSCAPE
	PROPOSED STORM DRAIN
	EXIST WALL
	PROPOSED PLANTER WALL
	PROPOSED STREET WIDENING
	FLOW LINE
	PROPERTY LINE
X.X%	SURFACE SLOPE
S=X.X	STORM DRAIN SLOPE
100	FLOOD ELEVATION

DF	DEEPENED FOOTING
PAD	PROPOSED PAD ELEVATION
FS	PROPOSED FINISHED SURFACE
FG	PROPOSED FINISHED GROUND
FF	PROPOSED FINISHED FLOOR
INV	INVERT OF PIPE
TG	TOP OF GRATE
PL	PROPERTY LINE
TW	TOP OF WALL
TF	TOP OF FOOTING
HP	HIGH POINT
LP	LOW POINT

UTILITY CONSTRUCTION NOTE

W1	INSTALL 1 ½" WATER METER FOR DOMESTIC PURPOSE.
W2	INSTALL 1 ½" WATER METER FOR IRRIGATION PURPOSE.
W3	INSTALL 1 ½" LATERAL CONNECTION TO MAIN PER DISTRICT STANDARD.
W4	INSTALL BACK-FLOW DEVICE FOR DOMESTIC PER DISTRICT STANDARD.
W5	INSTALL BACK-FLOW DEVICE FOR IRRIGATION PER DISTRICT STANDARD.
F1	INSTALL FIRE HYDRANT AND CONNECTION PER DISTRICT STANDARD.
F2	INSTALL FIRE SPRINKLER CONNECTION RISER.
F3	INSTALL 6" DIA. FIRE LINE LATERAL CONNECTION TO MAIN LINE PER DISTRICT STANDARD.
F4	INSTALL BACK-FLOW DEVICE FOR FIRE SERVICE PER DISTRICT STANDARD.
F5	INSTALL 6" DIA. FIRE LINE PRIVATE LATERAL LINE.
F6	INSTALL FIRE DEPARTMENT CONNECTION PER DISTRICT STANDARD.
F7	INSTALL POST INDICATOR VALVES PER DISTRICT STANDARD.
F8	INSTALL GATE VALVE PER DISTRICT STANDARD.
F9	INSTALL SECONDARY WATER CONNECTION FROM ON-SITE WATER STORAGE SYSTEM.
F10	INSTALL 75,000 GALLONS SECONDARY WATER STORAGE TANK.
F11	CONSTRUCT FIRE PUMP STATION FOR SECONDARY FIRE LINE.
S1	INSTALL SEWER CLEANOUT PER DISTRICT STANDARD.
S2	INSTALL SUMP PUMP SYSTEM.
S3	INSTALL 4" DIA. SCH 40 OR SDR 35 SEWER FORCE MAIN PIPE.
S4	CONNECT EXISTING SEWER MANHOLE.

CONSTRUCTION NOTE

1	INSTALL CONCRETE CURB DRAIN BY CONTECH.
2	INSTALL 18" DIA. PVC PIPE.
3	INSTALL 4' WIDE CONCRETE GUTTER.
4	INSTALL A2-6 CURB AND GUTTER PER 2021 SPPWC STANDARD 120-3
5	INSTALL UNDERGROUND DETENTION SYSTEM BY CONTECH.
6	CONSTRUCT RIP-RAP SYSTEM FOR STORM WATER OUTLET
7	INSTALL MODULAR WETLAND BIO-FILTRATION PLANTER SYSTEM BY CONTECH.
8	CONSTRUCT NEW 35' WIDE ACCESS ROAD.
9	INSTALL SUMP PUMP SYSTEM.
10	INSTALL 24" X 24" CONCRETE INLET.
11	CONSTRUCT 6' HIGH WROUGHT IRON FENCE AROUND THE BASIN PARAMETER.

EASEMENT NOTES

E1 EASEMENT TO JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY FOR PIPE LINES FOR ALL PURPOSE, TOGETHER WITH ANY EASEMENT ROADS AND APPURTENANCES WITHIN THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO, CABLES FOR COMMUNICATION, AND FOR INGRESS AND EGRESS PURPOSES PER INST. NO. 2002-660550, RECORDED NOV. 13, 2002, AND INST. NO. 2003-167661, RECORDED MAR. 10, 2003, OF OFFICIAL RECORDS.

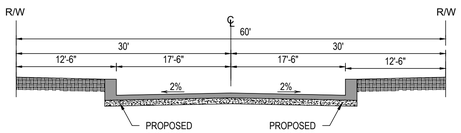
E2 EASEMENT TO JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY FOR SEWER PURPOSE PER INST. NO. 2016-0122749, RECORDED MAR. 3, 2016, OF OFFICIAL RECORDS.

FIRE ACCESS NOTES

IN LIEU OF PROVIDING THE REQUIRED SECONDARY ACCESS TO THE PROJECT AS REQUIRED BY JURUPA VALLEY MUNICIPAL CODE SECTION 7.10.020 AND RVC FIRE DEPARTMENT ACCESS STANDARDS - AN INCREASED CLEAR-WIDTH DRIVEWAY IS BEING PROVIDED. THE CLEAR WIDTH PROVIDED IS 35-FEET CURB-TO-CURB AND WILL NOT HAVE ANY PERMITTED PARKING FOR THE LENGTH OF THE ENTRY AND LONG RUN OF THE DRIVEWAY. THIS LENGTH WILL HAVE POSTED SIGNAGE OR MARKED CURBING TO RESTRICT PARKING. ADDITIONALLY, FULL-CIRCULATION IS PROVIDED AT THE PROPOSED STRUCTURE AND RV PARKING AREA.

NOTE

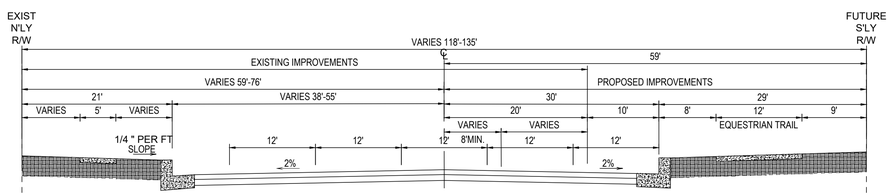
NO PARKING ON ONE SIDE FOR REQUIRED ACCESS DIMENSION.



TYPICAL SECTION

ACCESS ROAD "A"

SCALE: 1"=10'



TYPICAL SECTION

68 TH STREET

SCALE: 1"=50'

100 75 50 25 0 50 100

SCALE 1"=50'

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TWO WORKING DAYS BEFORE YOU DIG

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8930 LIMONITE AVE
JURUPA VALLEY, CA 92509
TEL: (951) 332-6464
EMAIL: ENGINEERING@JURUPAVALLEY.ORG

IMPORTANT NOTE:

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BENCHMARK:
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ELECATION: 718.88' (NAVD 1988)

BASIS OF BEARING:
CENTERLINE OF 68TH STREET N 89°34'04"E AS PER TRACT MAP NO. 36391, M.B. 449/90-115

REGISTERED PROFESSIONAL ENGINEER
WAI LIN MAUNG
No. C 43487
EXP 3/31/25
CIVIL
STATE OF CALIFORNIA

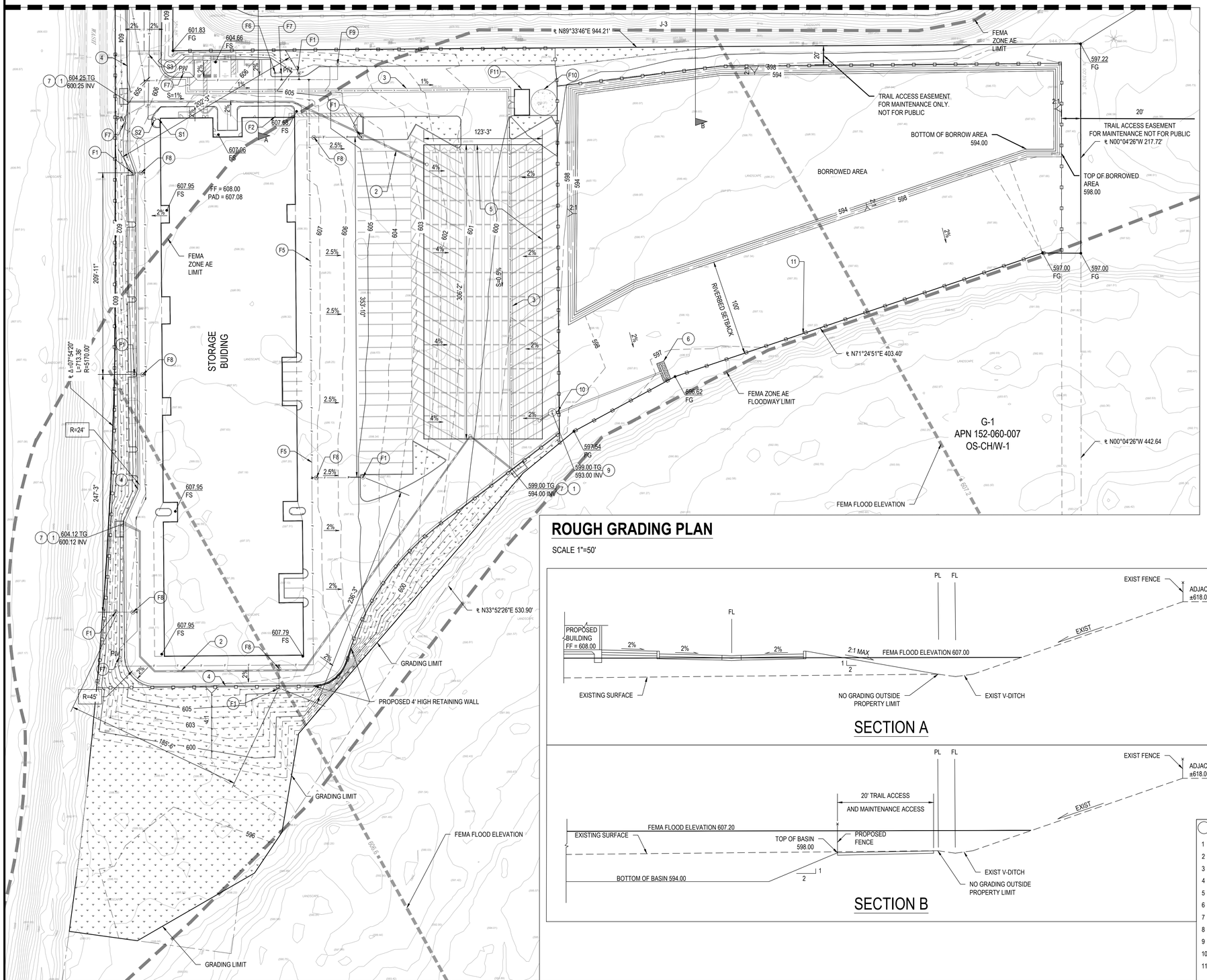
PLANS PREPARED BY:
W.H. ENGINEERING GROUP
NORTH-CA: 2380 QUME DR., STE E, SAN JOSE, CA 95131
SOUTH-CA: 548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357
12/10/2024
DATE
WAI LIN MAUNG CHIEN
R.C.E. C83487 EXP. 3/31/2025

CITY OF JURUPA VALLEY
ROUGH GRADING PLAN
JURUPA VALLEY STORAGE
VACANT LOTS (AT 68TH STREET AND I-15)
JURUPA VALEY, CA

ACCT. NO. G23001
SHEET 2 OF 3

FOR:
W.O
CITY I. D. NO. MA20269

MATCH LINE SHEET 2

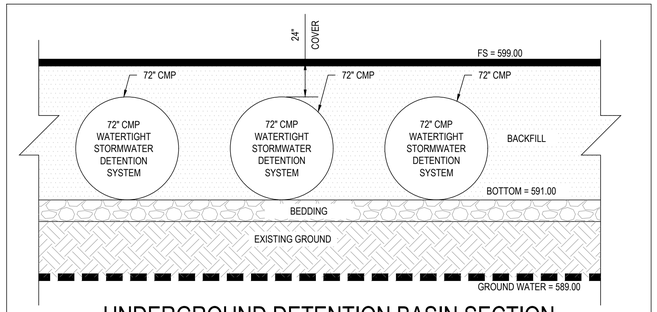


ROUGH GRADING PLAN

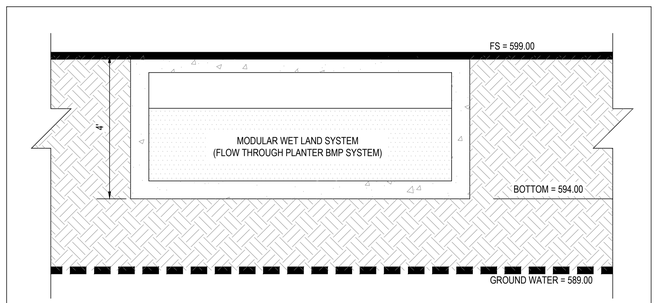
SCALE 1"=50'

SECTION A

SECTION B



UNDERGROUND DETENTION BASIN SECTION



FLOW THROUGH PLANTER SECTION

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LEGEND

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100	PROPOSED CONTOUR
100FS	SPOT ELEVATION
	PROPOSED HARDSCAPE
	PROPOSED STORM DRAIN
	EXIST WALL
	PROPOSED PLANTER WALL
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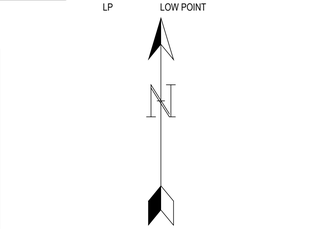

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ELECATION: 718.88' (NAVD 1988)

BASIS OF BEARING:
CENTERLINE OF 68TH STREET N 89°34'04"E
AS PER TRACT MAP NO. 36391, M.B. 449/90-115

REGISTERED PROFESSIONAL ENGINEER
CHEN WAI LIN MAUNG
NO. C 58367
EXP. 3/31/25
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
W.H. ENGINEERING GROUP
NORTH-CA: 2380 QUME DR., STE E, SAN JOSE, CA 95131
SOUTH-CA: 548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357
12/10/2024
WAI LIN MAUNG CHEN — DATE
R.C.E. C83487 EXP. 3/31/2025

CITY OF JURUPA VALLEY

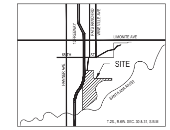
ROUGH GRADING PLAN

JURUPA VALLEY STORAGE
VACANT LOTS (AT 68TH STREET AND I-15)
JURUPA VALEY, CA

ACCT. NO. G23001
SHEET 3 OF 3

FOR: | W.O | CITY I. D. NO. MA20269

CITY OF JURUPA VALLEY
CALIFORNIA
ROUGH GRADING PLANS
FOR
R.V. SELF-STORAGE FACILITY
PROJECT No.



VICINITY MAP
N.T.S.

GENERAL GRADING NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY DOES NOT AUTHORIZE THE SUBDIVIDER AND/OR OWNER TO VIOLATE ANY FEDERAL, STATE, COUNTY, OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
3. ALL GRADING SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE AS AMENDED BY THE CITY OF JURUPA VALLEY'S ORDINANCE NUMBER 2019-18.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF JURUPA VALLEY MUST BE NOTIFIED, IN WRITING, AT LEAST THREE (3) DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
5. ALL PROPERTY CORNERS, GRADING BOUNDARIES AND ALL CONSERVATION AREAS/LEAST SENSITIVE AREA (LSA) DETERMINED BY THE ENVIRONMENTAL PROGRAMS DEPARTMENT (EPD) SHALL BE CLEARLY DELINEATED AND STAKED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
6. ALL WORK UNDER THIS PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY WILL REQUIRE SEPARATE PLANS AND A SEPARATE REVIEW-APPROVAL (PERMIT) FROM THE TRANSPORTATION DEPARTMENT.
7. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION PREPARED BY __________ DATED _______________.
8. COMPACTED FILL TO SUPPORT ANY STRUCTURES SHALL COMPLY WITH SECTION 1803.5.8. PROJECTS WITHOUT A PRELIMINARY SOILS REPORT SHALL INCLUDE DETAILED SPECIFICATIONS IN ACCORDANCE WITH SECTIONS 1803.2 AND 1803.5 PREPARED BY THE ENGINEER OF RECORD.
9. THE CONTRACTOR SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST 24 HOURS IN ADVANCE TO REQUEST FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
10. PER SECTION 4216 OF THE GOVERNMENT CODE, THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO (2) DAYS PRIOR TO DIGGING AT 1-800-422-4133.
11. PRIOR TO GRADING, A MEETING SHALL BE SCHEDULED WITH THE CITY OF JURUPA VALLEY'S PROGRAM MANAGER PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.

CUT/FILL

1. MAXIMUM CUT AND FILL SLOPE SHALL BE 2:1, HORIZONTAL TO VERTICAL.
2. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, TOPSOIL AND OTHER DELETERIOUS MATERIAL. FILLS SHOULD BE PLACED IN THIN LIFTS (8-INCH MAX OR AS RECOMMENDED IN THE SOILS REPORT), COMPACTED AND TESTED THROUGHOUT THE GRADING PROCESS UNTIL FINAL GRADES ARE ATTAINED. ALL FILLS ON SLOPES STEEPER THAN 5:1, HORIZONTAL TO VERTICAL, AND A HEIGHT GREATER THAN FIVE (5) FEET SHALL BE KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. THE BENCH UNDER THE TOE MUST BE TEN (10) FEET WIDE MINIMUM.
3. THE SLOPE STABILITY FOR CUT AND FILL SLOPES OVER THIRTY (3) FEET IN VERTICAL HEIGHT, OR CUT SLOPES STEEPER THAN 2:1 HAVE BEEN VERIFIED WITH A FACTOR OF SAFETY OF AT LEAST 1.5.
4. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN TWELVE (12) INCHES SHALL BE BURIED OR PLACED IN FILLS CLOSER THAN TEN (10) FEET TO THE FINISHED GRADE.

COMPLETION OF WORK NOTES

1. FOR ROUGH GRADING PLANS, A REGISTERED CIVIL ENGINEER SHALL PREPARE FINAL COMPACTION REPORT/GRADING REPORT AND IT SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY FOR REVIEW AND APPROVAL. THE REPORT SHALL INCLUDE BUILDING FOUNDATION DESIGN PARAMETERS, EXPANSION INDEX, DESIGN ALTERNATIVES (IF IE > 20), WATER SOLUBLE SULFATE CONTENT, CORROSIVITY AND REMEDIAL MEASURE IF NECESSARY.
2. FOR ROUGH GRADING PLANS, EXCEPT FOR NON-TRACT SINGLE RESIDENTIAL ROUGH GRADING, THE COMPACTION REPORT SHALL INCLUDE THE SPECIAL INSPECTION VERIFICATIONS LISTED ON TABLE 1705.6 OF THE 2019 CALIFORNIA BUILDING CODE.
3. FOR ROUGH GRADING, IN ADDITION TO OBTAINING ALL REQUIRED INSPECTIONS AND APPROVAL OF ALL FINAL REPORTS, ALL SITES PERMITTED FOR ROUGH GRADE ONLY SHALL PROVIDE VEGETATIVE COVERAGE (100%) OR OTHER MEANS OF SITE STABILIZATION APPROVED BY ENVIRONMENTAL COMPLIANCE DIVISION, PRIOR TO RECEIVING A ROUGH GRADE PERMIT FINAL SIGNATURE.
4. FOR PRECISE GRADING, A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN FINAL CERTIFICATION OF COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO THE REQUEST OF PRECISE GRADING INSPECTION.

DRAINAGE, EROSION/DUST CONTROL

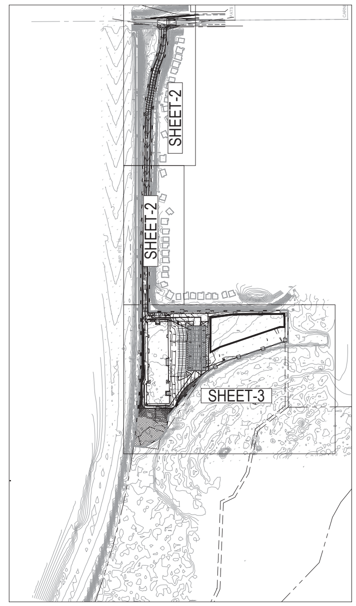
1. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. EROSION OF THE GROUND IN THE AREA OF DISCHARGE SHALL BE PREVENTED BY INSTALLATION OF NON-EROSIVE DOWN DRAINS OR OTHER DEVICES.
2. THE CONTRACTOR SHALL PROVIDE A PAVED SLOPE INTERCEPTOR DRAIN ALONG THE TOP OF CUT SLOPES WHERE THE DRAINAGE PATH IS GREATER THAN FORTY (40) FEET TOWARDS THE CUT SLOPE.
3. THE CONTRACTOR SHALL PROVIDE FIVE (5) FEET WIDE BY ONE (1) FOOT HIGH BERM ALONG THE TOP OF ALL FILL SLOPES STEEPER THAN 3:1, HORIZONTAL TO VERTICAL.
4. THE GROUND SURFACE IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF TEN (10) FEET MEASURED PERPENDICULAR TO THE FACE OF THE FOUNDATION.
5. NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED.
6. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPs) SHALL BE PROVIDED TO PREVENT PONDING WATER AND DRAINAGE TO ADJACENT PROPERTIES.
7. DUST CONTROL SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
8. CONSTRUCTION SITES SUBJECT TO PM10 FUGITIVE DUST MITIGATION SHALL COMPLY WITH AQMD RULE 403.1.
9. ALL EXISTING DRAINAGE COURSES AND STORM DRAIN FACILITIES SHALL CONTINUE TO FUNCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
10. FOR ALL SLOPES EQUAL TO OR GREATER THAN THREE (3) FEET IN VERTICAL HEIGHT ARE REQUIRED TO BE PLANTED WITH AN APPROVED DROUGHT-TOLERANT GROUND COVER AT A MINIMUM SPACING OF 12" ON CENTER OR AS APPROVED BY THE ENGINEER OF RECORD OR THE REGISTERED LANDSCAPE ARCHITECT AND DROUGHT-TOLERANT SHRUBS SPACED AT NO MORE THAN 10' ON CENTER, OR TREES SPACED NOT TO EXCEED 20' ON CENTER, OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 15' IN ADDITION TO THE GRASS OR GROUND COVER. SLOPES THAT REQUIRE PLANTING SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM EQUIPPED WITH AN APPROPRIATE BACKFLOW DEVICE PER C.P.C. CHAPTER 6. THE SLOPE PLANTING AND IRRIGATION SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE UPON COMPLETION OF ROUGH GRADING. ALL PERMANENT SLOPE PLANTING SHALL BE ESTABLISHED AND IN GOOD CONDITION PRIOR TO SCHEDULING PRECISE GRADE INSPECTION.

OWNER: STEVE GALVEZ

20 PASEO VERDE
SAN CLEMENTE, CA 92673
PHONE: (951) 297-8120
EMAIL: STEVE@STEVEGALVEZ.COM

EARTHWORK QUANTITIES

CUT	:	24,750	C.Y.
FILL	:	67,395	C.Y.
EXPORT	:	0	C.Y.
IMPORT	:	42,645	C.Y.



INDEX MAP
NTS

SHEET INDEX

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NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

1. CONSTRUCTION SITE BMPs FOR THE MANAGEMENT OF STORM WATER AND NON-STORMWATER DISCHARGES SHALL BE DOCUMENTED ON THE GRADING PLAN. ARRANGEMENTS SHALL BE MADE BY THE DEVELOPER TO RETAIN THE SWPPP ON THE JOBSITE THROUGHOUT THE TIME OF CONSTRUCTION. THE IMPLEMENTATION AND MAINTENANCE OF THE SITE BMPs IS REQUIRED TO MINIMIZE JOBSITE EROSION AND SEDIMENTATION. ARRANGEMENTS SHALL BE MADE BY THE DEVELOPER TO MAINTAIN THOSE BMPs THROUGHOUT THE TIME OF CONSTRUCTION.
2. EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE ENTRAINMENT OF SOIL IN RUBOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES.
3. SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE.
4. GRADING SHALL BE PHASED TO LIMIT THE AMOUNT OF DISTURBED AREA EXPOSED TO THE EXTENT FEASIBLE.
5. AREAS THAT ARE CLEARED AND GRADED SHALL BE LIMITED TO ONLY THE PORTION OF THE SITE THAT IS NECESSARY FOR CONSTRUCTION. THE CONSTRUCTION SITE SHALL BE LIMITED TO ONLY THE PORTION OF THE SITE THAT IS NECESSARY FOR CONSTRUCTION. THE CONSTRUCTION SITE SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.
6. IF DISTURBED, SLOPES (TEMPORARY OR PERMANENT) SHALL BE STABILIZED IF THEY WILL NOT BE WORKED WITHIN 21 DAYS. DURING STORM SEASON, ALL SLOPES SHALL BE STABILIZED PRIOR TO PREDICTED STORM EVENTS. CONSTRUCTION SITES SHALL BE REVEGETATED AS EARLY AS FEASIBLE AFTER SOIL DISTURBANCE.
7. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OF REDUCE SEDIMENT TRANSPORT FROM THE SITE OR STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT, THE STATEWIDE GENERAL PERMIT-CONSTRUCTION ACTIVITY. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOIL OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS, FUEL, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS, CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ONSITE PHYSICALLY SEPARATE FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
9. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITE AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR LOCAL STORM DRAIN SYSTEM.
10. APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FRO THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
11. ALL CONSTRUCTION CONTRACTORS AND SUBCONTRACTOR PERSONNEL ARE TO BE TRAINED IN THE IMPLEMENTATION AND USE OF THE REQUIRED BMPs AND GOOD HOUSEKEEPING MEASURE FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS AND ALL TRAINING DOCUMENTATION SHALL BE MAINTAINED IN THE SWPPP.
12. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES MAY REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE REGIONAL WATER QUALITY CONTROL BOARD.
13. BMPs SHALL BE MAINTAINED AT ALL TIMES. IN ADDITION, BMPs SHALL BE INSPECTED PRIOR TO PREDICTED STORM EVENTS AND FOLLOWING STORM EVENTS.
14. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED OF IN TRASH OR RECYCLE BINS.

DECLARATION OF ENGINEER OF RECORD

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBLE CHARGE FOR SUCH DESIGN.
I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF JURUPA VALLEY IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THE PLANS COMPLY WITH CITY PROCEDURES, APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS. AS ENGINEER OF RECORD (EOR), I AGREE TO IDEMNIFY AND HOLD THE CITY OF JURUPA VALLEY, THE JURUPA VALLEY HOUSING AUTHORITY, AND THE JURUPA VALLEY COMMUNITY SERVICES DISTRICT (CSD), ITS OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY OF CLAIMS, DAMAGES OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM THE NEGLIGENT ACTS, ERRORS OR MISSIONS OF THE ENGINEER OF RECORD. I HAVE READ AND INFORMED THE PROJECT APPLICANT/DEVELOPER THAT APPROVAL OF THESE PLANS DO NOT RELIEVE THEM FROM THE REQUIREMENTS OF THE CONDITIONS OF APPROVAL (ATTACHED HEREIN OR IN OTHER APPROVED IMPROVEMENT PLANS).

I ALSO HEREBY DECLARE THAT I HAVE COMPARED THESE PLANS WITH ALL APPLICABLE ADA TITLE II AND TITLE 24 REQUIREMENTS FOR DISABILITY ACCESS FOR THIS PROJECT, AND THESE PLANS ARE IN FULL COMPLIANCE WITH THOSE REQUIREMENTS.

WAI LIN MAUNG CHEN — 3/6/2024
NAME — DATE
R.C.E. C83487 (EXP. 3/31/2025)

ENGINEER'S NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY THE SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
THE CONTRACTOR SHALL POSSESS THE CLASS (OR CLASSES) OF LICENSE AS SPECIFIED IN THE "NOTICE INVITING BIDS" OF THE BID DOCUMENTS.

CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT APPROVED BY:	CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT RECOMMENDED BY:
PAUL TOOR, CITY ENGINEER DATE RCE 46281	TINA YORK, DEVELOPMENT SERVICES MANAGER DATE RCE 46367

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.
Underground Service Alert
Call: TOLL FREE
1-800
227-2600
CALL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG

CITY OF JURUPA VALLEY
8930 LIMONITE AVE
JURUPA VALLEY, CA 92509
TEL: (951) 332-6464
EMAIL: ENGINEERING@JURUPAVALLEY.ORG

IMPORTANT NOTE:
THE GRADING AND/OR IMPROVEMENT PLANS ARE APPROVED FOR A PERIOD OF TWO (2) YEARS FROM THE DATE SIGNED BY THE CITY ENGINEER. AFTER THE TWO (2) YEAR PERIOD HAS LAPSED, THE ENGINEER OF RECORD MAY BE REQUIRED TO SUBMIT AND PROCESS FOR CITY ENGINEER APPROVAL, UPDATED PLANS THAT COMPLY WITH THE MOST CURRENT CITY STANDARDS, PRACTICES, AND POLICIES.

MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR	DATE
		E.O.R.	REVISION			

BENCHMARK:
N.G.S. BM. NO. DX5476

PEDLEY, AT THE SOUTHWEST COUTHWEST CORNER OF VAN BUREN BL AND LIMONITE AVE 233 FEET (71.0 M) WEST OF VAN BUREN BL AND 68 FEET (20.7 M) SOUTH OF LIMONITE AVE AT ENTRANCE TO SHOPPING CENTER 2 FEET (0.6 M) EAST OF VONS SIGN IS 20 FEET (6.1 M) TALL A STANDARD RIV CO SUR ALUMINUM DISK SET IN TOP OF CONCETE POST.

ELECATION: 718.88' (NAVD 1988)

BASIS OF BEARING:
CENTERLINE OF 68TH STREET N 89°34'04"E
AS PER TRACT MAP NO. 36391, M.B. 449/90-115

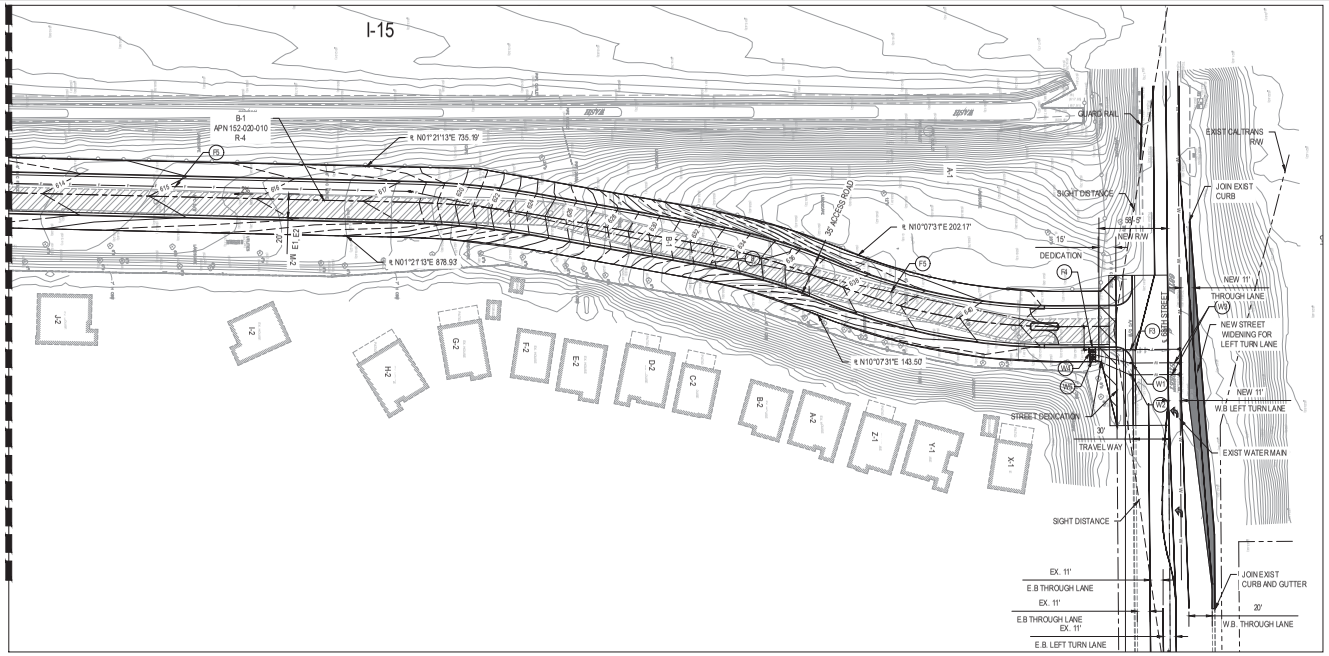
REGISTERED PROFESSIONAL ENGINEER
WAI LIN MAUNG CHEN
NO. C83487
EXP. 3/31/25
CIVIL
STATE OF CALIFORNIA

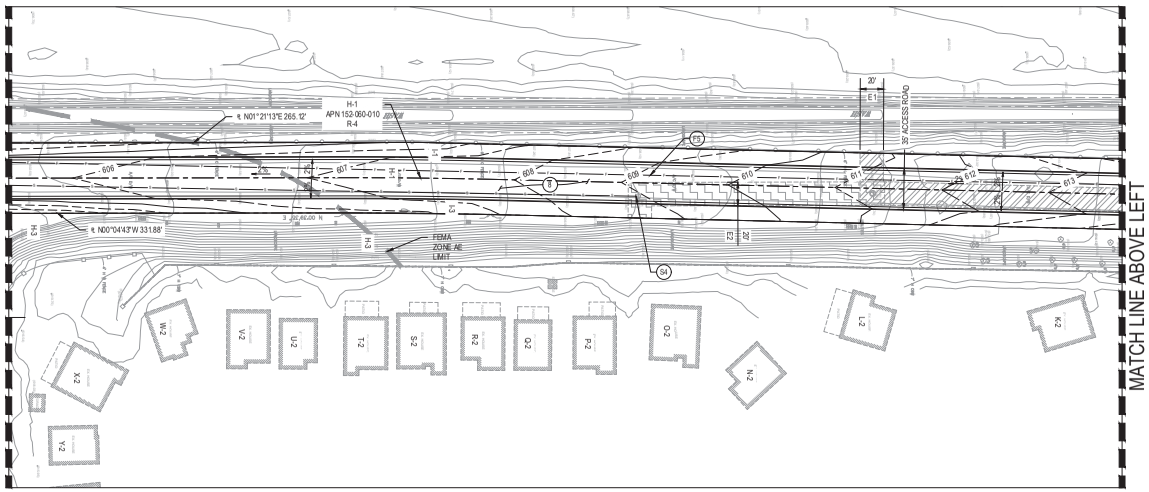
PLANS PREPARED BY:
W.H. ENGINEERING GROUP
NORTH-CA:1590 OAKLAND RD., SUITE 112, SAN JOSE, CA 95131
SOUTH-CA: 548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357
WAI LIN MAUNG CHEN — 3/6/2024
R.C.E. C83487 EXP. 3/31/2025 — DATE

CITY OF JURUPA VALLEY
R.V. SELF-STORAGE FACILITY
VACANT LOTS (AT 68TH STREET AND I-15)
JURUPA VALEY, CA
TITLE SHEET

ACCT. NO. 23G001
SHEET 1 OF 3

FOR: | W.O | CITY I. D. NO.





ROUGH GRADING PLAN

SCALE 1"=50'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- PROPOSED HARDSCAPE
- PROPOSED STORM DRAIN
- EXIST WALL
- PROPOSED PLANTER WALL
- PROPOSED STREET WIDENING
- FLOW LINE
- PROPERTY LINE
- SURFACE SLOPE
- STORM DRAIN SLOPE
- FLOOD ELEVATION

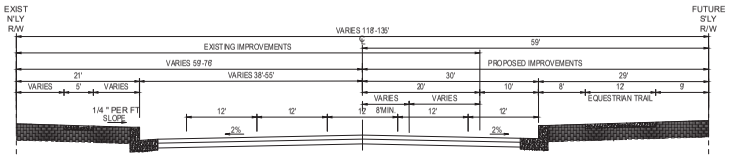
DF	DEEPENED FOOTING
PAD	PROPOSED PAD ELEVATION
FS	PROPOSED FINISHED SURFACE
FG	PROPOSED FINISHED GROUND
FF	PROPOSED FINISHED FLOOR
INV	INVERT OF PIPE
TG	TOP OF GRATE
PL	PROPERTY LINE
T/W	TOP OF WALL
T/F	TOP OF FOOTING
HP	HIGH POINT
LP	LOW POINT

UTILITY CONSTRUCTION NOTE

W1	INSTALL 1 ½" WATER METER FOR DOMESTIC PURPOSE.
W2	INSTALL 1 ½" WATER METER FOR IRRIGATION PURPOSE.
W3	INSTALL 1 ½" LATERAL CONNECTION TO MAIN PER DISTRICT STANDARD.
W4	INSTALL BACK-FLOW DEVICE FOR DOMESTIC PER DISTRICT STANDARD.
W5	INSTALL BACK-FLOW DEVICE FOR IRRIGATION PER DISTRICT STANDARD.
F1	INSTALL FIRE HYDRANT AND CONNECTION PER DISTRICT STANDARD.
F2	INSTALL FIRE SPRINKLER CONNECTION RISER.
F3	INSTALL 6" DIA. FIRE LINE LATERAL CONNECTION TO MAIN LINE PER DISTRICT STANDARD.
F4	INSTALL BACK-FLOW DEVICE FOR FIRE SERVICE PER DISTRICT STANDARD.
F5	INSTALL 6" DIA. FIRE LINE PRIVATE LATERAL LINE.
F6	INSTALL FIRE DEPARTMENT CONNECTION PER DISTRICT STANDARD.
F7	INSTALL POST INDICATOR VALVES PER DISTRICT STANDARD.
S1	INSTALL SEWER CLEANOUT PER DISTRICT STANDARD.
S2	INSTALL SUMP PUMP SYSTEM.
S3	INSTALL 4" DIA. SCH 40 OR SDR 35 SEWER FORCE MAIN PIPE.
S4	CONNECT EXISTING SEWER MANHOLE.

CONSTRUCTION NOTE

1	INSTALL CONCRETE CURB DRAIN BY CONTECH.
2	INSTALL 18" DIA. PVC PIPE.
3	INSTALL 4' WIDE CONCRETE GUTTER.
4	INSTALL A2-6 CURB AND GUTTER PER 2021 SPPWC STANDARD 120-3
5	INSTALL UNDERGROUND DETENTION SYSTEM BY CONTECH.
6	CONSTRUCT RIP-RAP SYSTEM FOR STORM WATER OUTLET
7	INSTALL MODULAR WETLAND BIO-FILTRATION PLANTER SYSTEM BY CONTECH.
8	CONSTRUCT NEW 38' WIDE ACCESS ROAD.
9	INSTALL SUMP PUMP SYSTEM.
10	INSTALL 24" X 24" CONCRETE INLET.
11	CONSTRUCT 6' HIGH WROUGHT IRON FENCE AROUND THE BASIN PARAMETER.



TYPICAL SECTION

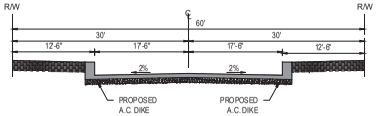
68 TH STREET

SCALE: 1"=10'

EASEMENT NOTES

E1 EASEMENT TO JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY FOR PIPE LINES FOR ALL PURPOSE, TOGETHER WITH ANY EASEMENT ROADS AND APPURTENANCES WITHIN THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO, CABLES FOR COMMUNICATION, AND FOR INGRESS AND EGRESS PURPOSES PER INST. NO. 2002-660050, RECORDED NOV. 13, 2002, AND INST. NO. 2003-167681, RECORDED MAR. 10, 2003, OF OFFICIAL RECORDS.

E2 EASEMENT TO JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY FOR SEWER PURPOSE PER INST. NO. 2016-0122749, RECORDED MAR. 3, 2016, OF OFFICIAL RECORDS.



TYPICAL SECTION

ACCESS ROAD "A"

SCALE: 1"=10'

SCALE 1"=50'

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.
Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

9930 LIMONITE AVE.
JURUPA VALLEY, CA 92509
TEL: (951) 332-6464
EMAIL: ENGINEERING@JURUPAVALLEY.ORG

IMPORTANT NOTE:
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MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR	DATE
		E.O.R.	REVISION			

BENCHMARK:
N.G.S. BM. NO. D.36476

PEDLEY, AT THE SOUTHWEST COUTHWEST CORNER OF VAN BUREN BL AND LIMONITE AVE. (53 FEET (71.0 M) WEST OF VAN BUREN BL. AND 68 FEET (20.7 M) SOUTH OF LIMONITE AVE. AT ENTRANCE TO SHOPPING CENTER. 2 FEET (0.6 M) EAST OF VONS SIGN IS 25 FEET (8.1 M) TALL A STANDARD R/V CO. SUR ALUMINUM DISK SET IN TOP OF CONCRETE POST.

ELEVATION 718.68 (NAVD 88B)

BASIS OF BEARING:
CENTERLINE OF 68TH STREET N89°34'54"E
AS PER TRACT MAP NO. 36391, M.B. 461/05-115

PLANS PREPARED BY:

W.H. ENGINEERING GROUP
NORTH-CA: 1590 OAKLAND RD., SUITE 112, SAN JOSE, C A 95131
SOUTH-CA: 548 WALD, IR VINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357

3/6/2024
WAI LIN MAUNG CHEN DATE
R.C.E. C83487 EXP. 3/31/2025

CITY OF JURUPA VALLEY

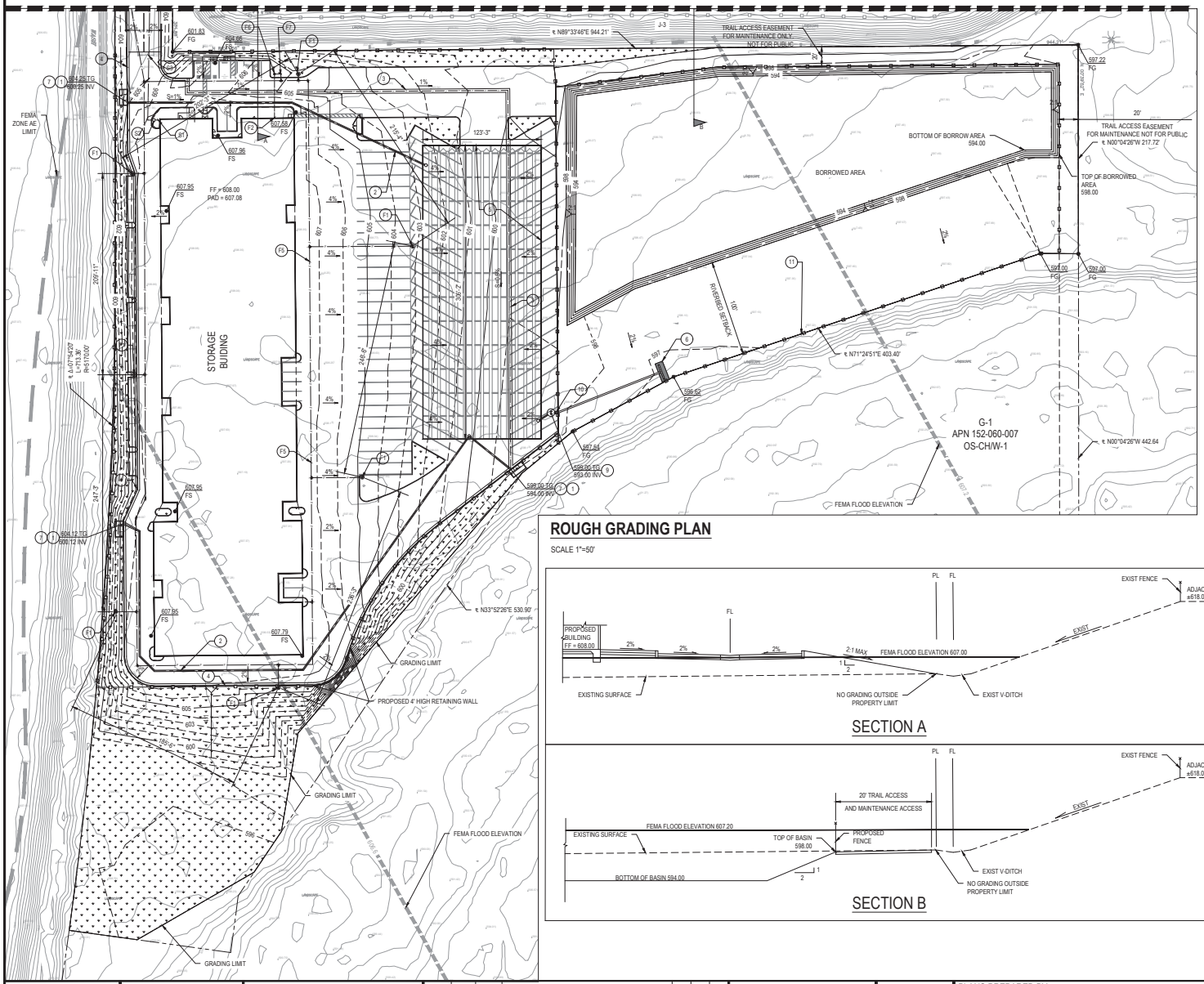
R.V. SELF-STORAGE FACILITY
VACANT LOTS (AT 68TH STREET AND I-15)
JURUPA VALEY, CA
ROUGH GRADING PLAN

ACCT. NO. 23G001

SHEET 2 OF 3

FOR: | W.O. | CITY I. D. NO.

MATCH LINE SHEET 2

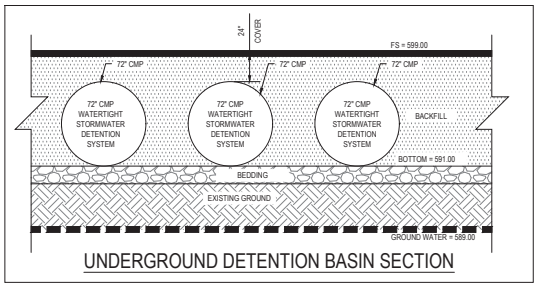


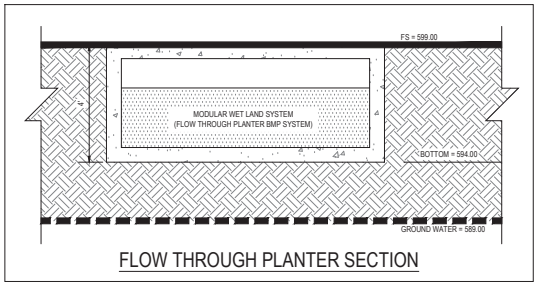
ROUGH GRADING PLAN

SCALE 1"=50'

SECTION A

SECTION B





UTILITY CONSTRUCTION NOTE

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F5	INSTALL 6" DIA. FIRE LINE PRIVATE LATERAL LINE.
F6	INSTALL FIRE DEPARTMENT CONNECTION PER DISTRICT STANDARD.
F7	INSTALL POST INDICATOR VALVES PER DISTRICT STANDARD.
S1	INSTALL SEWER CLEANOUT PER DISTRICT STANDARD.
S2	INSTALL SUMP PUMP SYSTEM.
S3	INSTALL 4" DIA. SCH 40 OR SDR 35 SEWER FORCE MAIN PIPE.

CONSTRUCTION NOTE

1	INSTALL CONCRETE CURB DRAIN BY CONTECH.
2	INSTALL 18" DIA. PVC PIPE.
3	INSTALL 4' WIDE CONCRETE GUTTER.
4	INSTALL A2-6 CURB AND GUTTER PER 2021 SPPWC STANDARD 120-3
5	INSTALL UNDERGROUND DETENTION SYSTEM BY CONTECH.
6	CONSTRUCT RIP-RAP SYSTEM FOR STORM WATER OUTLET
7	INSTALL MODULAR WETLAND BIO-FILTRATION PLANTER SYSTEM BY CONTECH.
8	CONSTRUCT NEW 35' WIDE ACCESS ROAD.
9	INSTALL SUMP PUMP SYSTEM.
10	INSTALL 24" X 24" CONCRETE INLET.
11	CONSTRUCT 6' HIGH WROUGHT IRON FENCE AROUND THE BASIN PARAMETER.

LEGEND

100	EXISTING CONTOUR
100	PROPOSED CONTOUR
100FS	SPOT ELEVATION
	PROPOSED HARDSCAPE
	PROPOSED STORM DRAIN
	EXIST WALL
	PROPOSED PLANTER WALL
	PROPOSED STREET WIDENING
	FLOW LINE
	PROPERTY LINE
X.X%	SURFACE SLOPE
S=X.X	STORM DRAIN SLOPE
100	FLOOD ELEVATION

DF	DEEPENED FOOTING
PAD	PROPOSED PAD ELEVATION
FS	PROPOSED FINISHED SURFACE
FG	PROPOSED FINISHED GROUND
FF	PROPOSED FINISHED FLOOR
INV	INVERT OF PIPE
TG	TOP OF GRATE
PL	PROPERTY LINE
TW	TOP OF WALL
TF	TOP OF FOOTING
HP	HIGH POINT
LP	LOW POINT

N

100 75 50 25 0 50 100

SCALE 1"=50'

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.
Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

8930 LIMONITE AVE
JURUPA VALLEY, CA 92509
TEL: (951) 332-6464
EMAIL: ENGINEERING@JURUPAVALLEY.ORG

IMPORTANT NOTE:
THE GRADING AND/OR IMPROVEMENT PLANS ARE APPROVED FOR A PERIOD OF TWO (2) YEARS FROM THE DATE SIGNED BY THE CITY ENGINEER. AFTER THE TWO (2) YEAR PERIOD HAS LAPSED, THE ENGINEER OF RECORD MAY BE REQUIRED TO SUBMIT AND PROCESS FOR CITY ENGINEER APPROVAL, UPDATED PLANS THAT COMPLY WITH THE MOST CURRENT CITY STANDARDS, PRACTICES, AND POLICIES.

MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR.	DATE
		E.O.R.	REVISION			

BENCHMARK:
N.G.S. BM. NO. DA5476

PEDLEY, AT THE SOUTHWEST COUTHWEST CORNER OF VAN BUREN BL AND LIMONITE AVE 233 FEET (71.0 M) WEST OF VAN BUREN BL AND 66 FEET (20.7 M) SOUTH OF LIMONITE AVE AT ENTRANCE TO SHOPPING CENTER 2 FEET (0.6 M) EAST OF VONS SIGN IS 29 FEET (8.1 M) TALL A STANDARD RIV CO SUR ALUMINUM DISK SET IN TOP OF CONCETE POST.

ELEVATION: 718.85' (NAVD 1988)

BASIS OF BEARING:
CENTERLINE OF 68TH STREET N 89°34'04"E
AS PER TRACT MAP NO. 36351, M.B. 449/50-115

PLANS PREPARED BY:

W.H. ENGINEERING GROUP
NORTH-CA:1590 OAKLAND RD., SUITE 112, SAN JOSE, CA 95131
SOUTH-CA: 548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357

3/6/2024
DATE

WAI LIN MAUNG CHEN
R.C.E. C83487 EXP: 3/31/2025

CITY OF JURUPA VALLEY

R.V. SELF-STORAGE FACILITY
VACANT LOTS (AT 68TH STREET AND I-15)
JURUPA VALEY, CA
ROUGH GRADING PLAN

ACCT. NO. 23G001

SHEET 3 OF 3

FOR: | W.O | CITY I. D. NO.

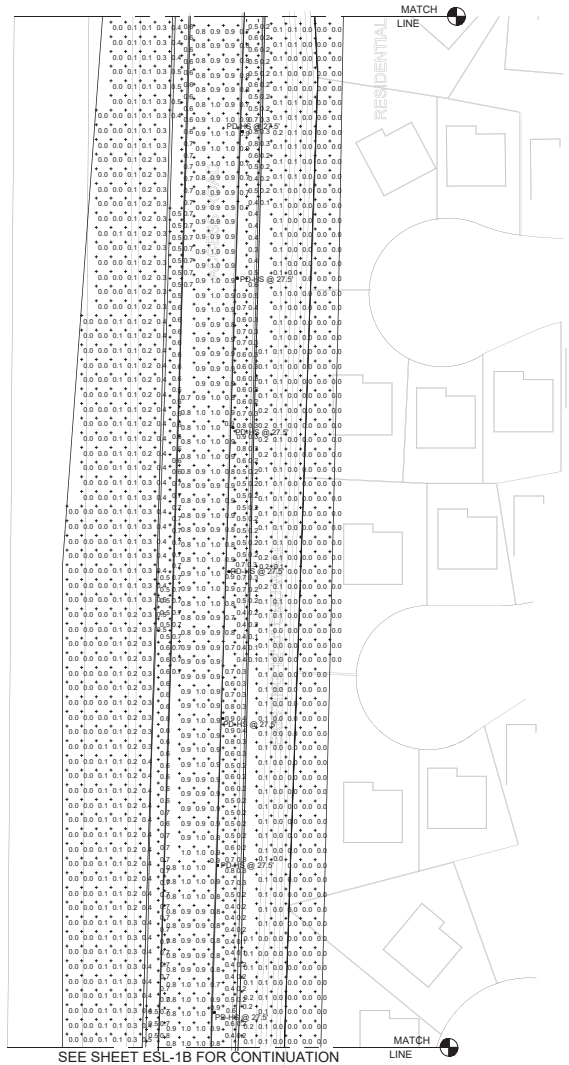
GENERAL NOTES - SITE PHOTOMETRICS:

1. THIS PHOTOMETRIC STUDY IS BASED ON USING THE LUMINAIRES LISTED IN THE LUMINAIRE SCHEDULE, THIS SHEET. OTHER MANUFACTURER/ MODELS OF EQUAL PHOTOMETRIC DISTRIBUTION, WATTAGE AND EQUAL OR BETTER LUMENS PER WATT ARE ALLOWED AS SUBSTITUTIONS; HOWEVER, CONTRACTOR SHALL PROVIDE NEW PHOTOMETRIC SITE LIGHTING PLANS FOR APPROVAL AND SUBMITTAL TO THE PLANNING DEPARTMENT AS A CHANGE.
2. THE NUMBERS SHOWN PLOTTED ON THE SITE PLAN ARE HORIZONTAL FOOT-CANDLES AT GRADE LEVEL
3. ALL LUMINAIRES RATED GREATER THAN 40 WATTS, AND INSTALLED 24 FEET OR LESS ABOVE GRADE, WHETHER POLE OR WALL MOUNTED, SHALL BE EQUIPPED WITH MOTION SENSOR, PHOTO CONTROL AND DIMMING CONTROLS AS REQUIRED TO MEET THE CA TITLE 24 ENERGY CODE SECTION 130.2(c)3.D,
4. LUMINAIRES THAT ARE RATED 40 WATTS OR LESS AND INSTALLED 24 FEET OR LESS ABOVE GRADE SHALL NOT BE REQUIRED TO BE EQUIPPED WITH MOTION SENSORS AND DIMMING CONTROLS. SEE CA TITLE 24 ENERGY CODE, SECTION 130.2(c)3.D, EXCEPTION 1.
5. POLE TOP LUMINAIRES SHALL BE MOUNTED ON SQUARE STEEL POLES ON A 30" CONCRETE BASE. DETAILS SHALL BE PROVIDED DURING THE CONSTRUCTION PHASE OF THE PROJECT.
6. ALL LIGHTING SHALL BE CONTROLLED BY ASTRONOMICAL TIME SWITCH WITH AUTOMATIC SCHEDULING CAPABILITIES PER TITLE 24.

SEE SHEET ESL-1B FOR CALCULATED PHOTOMETRIC DATA AND TABLES.

Sheet	Electrical Drawing Sheet Index
ESL-1A	Site Lighting Photometric Plan - Access Drive, partial
ESL-1B	Site Lighting Photometric Plan - Access Drive, partial
ESL-2	Site Lighting Photometric Plan - South, Main parking
ESL-3	CA Energy Code Compliance Form LTO
ESL-4	Site Lighting Luminaire Cut Sheets
ESL-5	Site Lighting Luminaire Cut Sheets

ACCESS ROAD - NORTH
SCALE: 1"=40'-0"



ACCESS ROAD - MIDDLE
SCALE: 1"=40'-0"

SITE LIGHTING PHOTOMETRIC PLAN-NORTH
SCALE: 1"=40'-0"

J. Craig Mann
ARCHITECT
ARCHITECTURE . PLANNING . INTERIOR

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CLIENT

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TEMECULA, CA 92592
(951) 297-8120
EMAIL: STEVE@STEVEGALVEZ.COM

PROJECT TITLE

68TH STREET 0 1-15
JURUPA VALLEY, CA

JURUPA VALLEY, CALIFORNIA

SHEET TITLE

SITE LIGHTING PHOTOMETRIC PLAN-NORTH ACCESS RD.

REGISTERED PROFESSIONAL ENGINEER
MITCHELL J. RICHARDSON
E12417
Exp. 6-30-2025
ELECTRICAL
STATE OF CALIFORNIA

RICHARDSON ENGINEERING
ELECTRICAL ENGINEERS
345 JACOBSON ROAD
SANDPOINT, ID 83864
(208) 255-1600
mjrichpe@gmail.com

DELTA	REVISION	DATE
	PLANNING DEPT. SUBM.	9/22/23

DATE: 9-22-2023

JOB NUMBER 20-848

ESL-1A

GENERAL NOTES - SITE PHOTOMETRICS:

1. THIS PHOTOMETRIC STUDY IS BASED ON USING THE LUMINAIRES LISTED IN THE LUMINAIRE SCHEDULE, THIS SHEET. OTHER MANUFACTURER/ MODELS OF EQUAL PHOTOMETRIC DISTRIBUTION, WATTAGE AND EQUAL OR BETTER LUMENS PER WATT ARE ALLOWED AS SUBSTITUTIONS; HOWEVER, CONTRACTOR SHALL PROVIDE NEW PHOTOMETRIC SITE LIGHTING PLANS FOR APPROVAL AND SUBMITTAL TO THE PLANNING DEPARTMENT AS A CHANGE.
2. THE NUMBERS SHOWN PLOTTED ON THE SITE PLAN ARE HORIZONTAL FOOT-CANDLES AT GRADE LEVEL.
3. ALL LUMINAIRES RATED GREATER THAN 40 WATTS, AND INSTALLED 24 FEET OR LESS ABOVE GRADE, WHETHER POLE OR WALL MOUNTED, SHALL BE EQUIPPED WITH MOTION SENSOR, PHOTO CONTROL AND DIMMING CONTROLS AS REQUIRED TO MEET THE CA TITLE 24 ENERGY CODE SECTION 130.2(c)3.D.
4. LUMINAIRES THAT ARE RATED 40 WATTS OR LESS AND INSTALLED 24 FEET OR LESS ABOVE GRADE SHALL NOT BE REQUIRED TO BE EQUIPPED WITH MOTION SENSORS AND DIMMING CONTROLS. SEE CA TITLE 24 ENERGY CODE, SECTION 130.2(c)3.D, EXCEPTION 1.
5. POLE TOP LUMINAIRES SHALL BE MOUNTED ON SQUARE STEEL POLES, 25.0' HIGH ON A 30" CONCRETE BASE FOR A TOTAL HEIGHT OF 27.5' ABOVE GRADE. DETAILS SHALL BE PROVIDED DURING THE CONSTRUCTION PHASE OF THE PROJECT.
6. ALL LIGHTING SHALL BE CONTROLLED BY ASTRONOMICAL TIME SWITCH WITH AUTOMATIC SCHEDULING CAPABILITIES PER TITLE 24.

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Number Lamps	Lamp Output	LLF	Input Power	Distribution	Description
	PD-HS	22	Lithonia Lighting	DSX0 LED P3 40K 70CRI T2M HS	1	7544	0.76	68.95	TYPE III, MEDIUM, BUG RATING: B1 - U0 - G2	D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 2 Medium Houseside Shield
	PE-HS	1	Lithonia Lighting	DSX0 LED P3 40K 70CRI T4M HS	1	7679	0.76	68.95	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G2	D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 4 Medium Houseside Shield

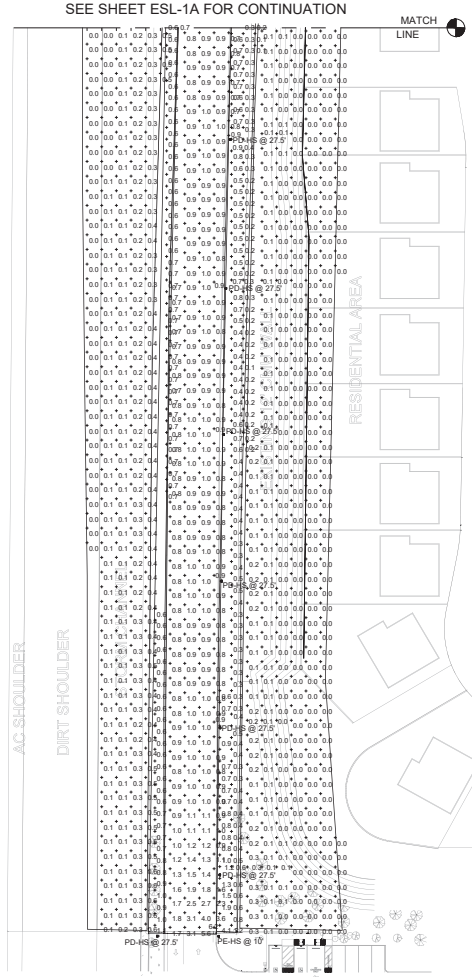
Statistics

Description	Symbol	Avg	Max	Max/Min	Avg/Min	Min
Calc Zone #2-West from curb to PL	+	0.7 fc	1.3 fc	2.6:1	1.4:1	0.5 fc
Calc Zone #3 - East from Curb to PL	+	0.5 fc	4.1 fc	41.0:1	5.0:1	0.1 fc
Calc Zone #4 West beyond Property Line	+	0.2 fc	0.8 fc	N/A	N/A	0.0 fc
Calc Zone #5 East Past Property Line	+	0.0 fc	0.3 fc	N/A	N/A	0.0 fc
Calc Zone #1-Access road	+	1.0 fc	6.2 fc	10.3:1	1.7:1	0.6 fc

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
2	PD-HS	1273.14	2520.42	27.50	27.50	270.00	0.00	1273.14	2520.42	0.00
3	PD-HS	1270.71	2485.98	27.50	27.50	270.00	0.00	1270.71	2485.98	0.00
4	PD-HS	1250.57	2381.89	27.50	27.50	290.92	0.00	1250.57	2381.89	0.00
5	PD-HS	1216.70	2287.92	27.50	27.50	290.92	0.00	1216.70	2287.92	0.00
6	PD-HS	1193.59	2187.43	27.50	27.50	280.45	0.00	1193.59	2187.43	0.00
7	PD-HS	1175.11	2088.82	27.50	27.50	280.45	0.00	1175.11	2088.82	0.00
8	PD-HS	1164.04	1986.54	27.50	27.50	271.25	0.00	1164.04	1986.54	0.00
9	PD-HS	1161.27	1886.07	27.50	27.50	271.25	0.00	1161.27	1886.07	0.00
10	PD-HS	1157.87	1786.17	27.50	27.50	271.25	0.00	1157.87	1786.17	0.00
11	PD-HS	1154.93	1684.35	27.50	27.50	271.25	0.00	1154.93	1684.35	0.00
12	PD-HS	1152.29	1585.99	27.50	27.50	271.25	0.00	1152.29	1585.99	0.00
13	PD-HS	1148.13	1485.99	27.50	27.50	271.25	0.00	1148.13	1485.99	0.00
14	PD-HS	1144.55	1385.65	27.50	27.50	271.25	0.00	1144.55	1385.65	0.00
15	PD-HS	1142.15	1285.58	27.50	27.50	271.25	0.00	1142.15	1285.58	0.00
16	PD-HS	1139.44	1185.80	27.50	27.50	271.25	0.00	1139.44	1185.80	0.00
17	PD-HS	1136.53	1084.19	27.50	27.50	271.25	0.00	1136.53	1084.19	0.00
18	PD-HS	1134.99	984.66	27.50	27.50	271.25	0.00	1134.99	984.66	0.00
19	PD-HS	1133.51	884.58	27.50	27.50	271.25	0.00	1133.51	884.58	0.00
20	PD-HS	1132.52	784.53	27.50	27.50	271.25	0.00	1132.52	784.53	0.00
21	PD-HS	1132.38	684.23	27.50	27.50	271.25	0.00	1132.38	684.23	0.00
23	PD-HS	1089.68	642.52	27.50	27.50	90.00	0.00	1089.68	642.52	0.00
1	PE-HS	1131.64	642.39	10.00	10.00	270.00	0.00	1131.64	642.39	0.00
1	PD-HS	1273.17	2554.69	27.50	27.50	270.00	0.00	1273.17	2554.69	0.00

SEE SHEET ESL-1A FOR CONTINUATION



ACCESS ROAD - SOUTH

SCALE: 1"=40'-0"

NORTH

SITE LIGHTING PHOTOMETRIC PLAN-NORTH

SCALE: 1"=40'-0"

J. Craig Mann
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CLIENT

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TEMECULA, CA 92592
(951) 297-8120
EMAIL: STEVE@STEVEGALVEZ.COM

PROJECT TITLE

68TH STREET 0 1-15
JURUPA VALLEY, CA

JURUPA VALLEY, CALIFORNIA

SHEET TITLE

SITE LIGHTING PHOTOMETRIC PLAN-NORTH ACCESS RD.

REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. RICHARDSON
E12417
Exp. 11-30-2025
ELECTRICAL
STATE OF CALIFORNIA

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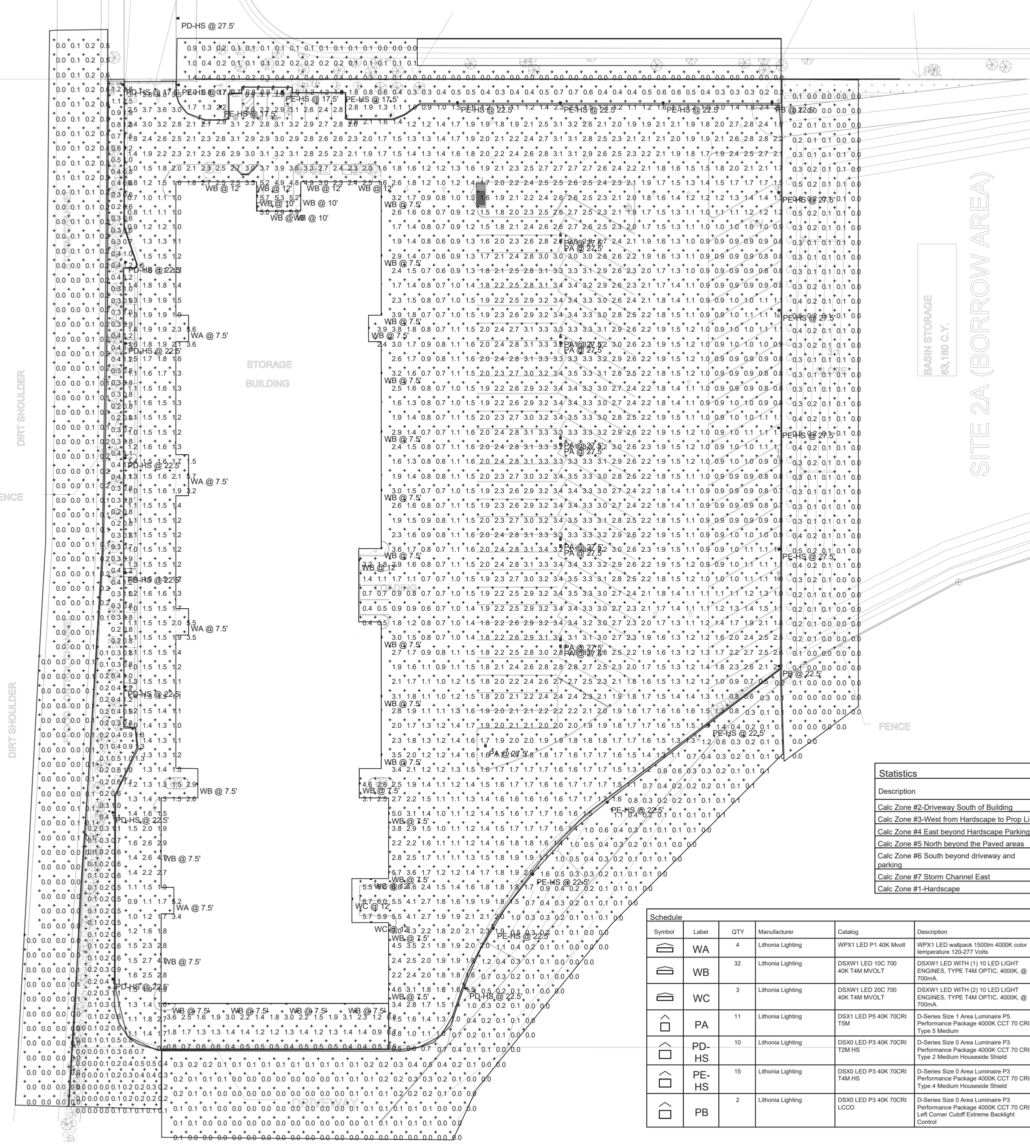
mjrichpe@gmail.com

DELTA	REVISION	DATE
	PLANNING DEPT. SUBM.	9/22/23

DATE: 9-22-2023

JOB NUMBER 20-848

ESL-1B



SITE LIGHTING PHOTOMETRIC PLAN-SOUTH

SCALE: 1"=40'-0"

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
4	PA	110.09	-119.93	27.50	27.50	0.00	0.00	110.09	-119.93	0.00
5	PA	58.93	-399.02	27.50	27.50	0.00	0.00	58.93	-399.02	0.00
6	PA	110.09	-189.06	27.50	27.50	0.00	0.00	110.09	-189.06	0.00
7	PA	110.09	-258.17	27.50	27.50	0.00	0.00	110.09	-258.17	0.00
8	PA	110.09	-326.63	27.50	27.50	0.00	0.00	110.09	-326.63	0.00
9	PA	110.09	-54.74	27.50	27.50	180.00	0.00	110.09	-54.74	0.00
10	PA	110.09	-123.93	27.50	27.50	180.00	0.00	110.09	-123.93	0.00
11	PA	110.09	-193.06	27.50	27.50	180.00	0.00	110.09	-193.06	0.00
12	PA	110.09	-262.17	27.50	27.50	180.00	0.00	110.09	-262.17	0.00
13	PA	110.09	-330.63	27.50	27.50	180.00	0.00	110.09	-330.63	0.00
1	PB	254.26	39.60	22.50	22.50	180.00	0.00	254.26	39.60	0.00
2	PB	259.27	-344.44	22.50	22.50	270.00	0.00	259.27	-344.44	0.00
2	PD-HS	-150.41	97.13	27.50	27.50	270.00	0.00	-150.41	97.13	0.00
3	PD-HS	-186.58	-69.11	22.50	22.50	90.00	0.00	-186.58	-69.11	0.00
4	PD-HS	-186.57	-124.44	22.50	22.50	90.00	0.00	-186.57	-124.44	0.00
5	PD-HS	-187.06	-202.61	22.50	22.50	90.00	0.00	-187.06	-202.61	0.00
6	PD-HS	-187.12	-280.62	22.50	22.50	90.00	0.00	-187.12	-280.62	0.00
7	PD-HS	-187.16	-358.43	22.50	22.50	90.00	0.00	-187.16	-358.43	0.00
8	PD-HS	-195.23	-444.23	22.50	22.50	90.00	0.00	-195.23	-444.23	0.00
9	PD-HS	-195.23	-557.75	22.50	22.50	90.00	0.00	-195.23	-557.75	0.00
10	PD-HS	45.64	-564.15	22.50	22.50	289.65	0.00	45.64	-564.15	0.00
12	PD-HS	-188.19	51.89	17.50	17.50	90.00	0.00	-188.19	51.89	0.00
1	PE-HS	-150.06	51.73	17.50	17.50	270.00	0.00	-150.06	51.73	0.00
2	PE-HS	-79.62	47.12	17.50	17.50	180.00	0.00	-79.62	47.12	0.00
3	PE-HS	-121.64	37.15	17.50	17.50	180.00	0.00	-121.64	37.15	0.00
4	PE-HS	-38.77	47.01	17.50	17.50	180.00	0.00	-38.77	47.01	0.00
5	PE-HS	39.84	39.81	22.50	22.50	180.00	0.00	39.84	39.81	0.00
6	PE-HS	109.99	39.70	22.50	22.50	180.00	0.00	109.99	39.70	0.00
9	PE-HS	259.20	-21.56	27.50	27.50	270.00	0.00	259.20	-21.56	0.00
10	PE-HS	259.47	-101.88	27.50	27.50	270.00	0.00	259.47	-101.88	0.00
11	PE-HS	259.03	-182.04	27.50	27.50	270.00	0.00	259.03	-182.04	0.00
12	PE-HS	259.22	-264.72	27.50	27.50	270.00	0.00	259.22	-264.72	0.00
13	PE-HS	211.35	-384.90	22.50	22.50	318.55	0.00	211.35	-384.90	0.00
14	PE-HS	142.16	-437.37	22.50	22.50	318.55	0.00	142.16	-437.37	0.00
15	PE-HS	91.37	-486.49	22.50	22.50	307.79	0.00	91.37	-486.49	0.00
16	PE-HS	64.44	-523.23	22.50	22.50	300.77	0.00	64.44	-523.23	0.00
17	PE-HS	180.09	39.70	22.50	22.50	180.00	0.00	180.09	39.70	0.00
1	WA	-143.61	-114.12	7.50	7.50	270.00	0.00	-143.61	-114.12	0.00
2	WA	-143.73	-213.61	7.50	7.50	270.00	0.00	-143.73	-213.61	0.00
3	WA	-143.68	-314.03	7.50	7.50	270.00	0.00	-143.68	-314.03	0.00
5	WA	-153.60	-504.31	7.50	7.50	270.00	0.00	-153.60	-504.31	0.00
1	WB	-134.07	-14.15	12.00	12.00	0.00	0.00	-134.07	-14.15	0.00
2	WB	-99.09	-14.14	12.00	12.00	0.00	0.00	-99.09	-14.14	0.00
3	WB	-89.84	-34.16	10.00	10.00	0.00	0.00	-89.84	-34.16	0.00
4	WB	-65.05	-14.14	12.00	12.00	0.00	0.00	-65.05	-14.14	0.00
5	WB	-30.08	-14.15	12.00	12.00	0.00	0.00	-30.08	-14.15	0.00
6	WB	-67.29	-23.67	10.00	10.00	270.00	0.00	-67.29	-23.67	0.00
7	WB	-96.62	-24.04	10.00	10.00	90.00	0.00	-96.62	-24.04	0.00
8	WB	-74.18	-34.16	10.00	10.00	0.00	0.00	-74.18	-34.16	0.00
11	WB	-20.57	-113.83	7.50	7.50	90.00	0.00	-20.57	-113.83	0.00
16	WB	-27.15	-272.26	12.00	12.00	90.00	0.00	-27.15	-272.26	0.00
17	WB	-11.88	-24.49	7.50	7.50	90.00	0.00	-11.88	-24.49	0.00
18	WB	-11.88	-64.49	7.50	7.50	90.00	0.00	-11.88	-64.49	0.00
19	WB	-11.88	-104.49	7.50	7.50	90.00	0.00	-11.88	-104.49	0.00
20	WB	-11.88	-144.49	7.50	7.50	90.00	0.00	-11.88	-144.49	0.00
21	WB	-11.88	-184.49	7.50	7.50	90.00	0.00	-11.88	-184.49	0.00
22	WB	-11.88	-224.49	7.50	7.50	90.00	0.00	-11.88	-224.49	0.00
23	WB	-11.88	-263.84	7.50	7.50	90.00	0.00	-11.88	-263.84	0.00
24	WB	-11.88	-324.81	7.50	7.50	90.00	0.00	-11.88	-324.81	0.00
25	WB	-11.88	-364.81	7.50	7.50	90.00	0.00	-11.88	-364.81	0.00
26	WB	-11.88	-404.81	7.50	7.50	90.00	0.00	-11.88	-404.81	0.00
27	WB	-6.82	-444.84	7.50	7.50	90.00	0.00	-6.82	-444.84	0.00
28	WB	-6.82	-484.84	7.50	7.50	90.00	0.00	-6.82	-484.84	0.00
29	WB	-6.82	-524.77	7.50	7.50	90.00	0.00	-6.82	-524.77	0.00
30	WB	-6.82	-564.77	7.50	7.50	90.00	0.00	-6.82	-564.77	0.00
31	WB	-26.73	-424.28	7.50	7.50	90.00	0.00	-26.73	-424.28	0.00
33	WB	-137.52	-424.70	7.50	7.50	270.00	0.00	-137.52	-424.70	0.00
34	WB	-162.35	-470.61	7.50	7.50	270.00	0.00	-162.35	-470.61	0.00
35	WB	-162.28	-540.92	7.50	7.50	270.00	0.00	-162.28	-540.92	0.00
39	WB	-156.78	-574.61	7.50	7.50	180.00	0.00	-156.78	-574.61	0.00
45	WB	-116.78	-574.61	7.50	7.50	180.00	0.00	-116.78	-574.61	0.00
46	WB	-76.78	-574.61	7.50	7.50	180.00	0.00	-76.78	-574.61	0.00
47	WB	-36.78	-574.61	7.50	7.50	180.00	0.00	-36.78	-574.61	0.00
1	WC	-31.75	-503.10	12.00	12.00	90.00	0.00	-31.75	-503.10	0.00
2	WC	-19.17	-489.61	12.00	12.00	180.00	0.00	-19.17	-489.61	0.00
3	WC	-18.92	-518.94	12.00	12.00	0.00	0.00	-18.92	-518.94	0.00
1	PA	110.09	-50.73	27.50	27.50	0.00	0.00	110.09	-50.73	0.00

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2-Driveway South of Building	+	1.3 fc	3.6 fc	0.4 fc	9.0:1	3.3:1
Calc Zone #3-West from Hardscape to Prop Lin	+	0.5 fc	2.8 fc	0.0 fc	N/A	N/A
Calc Zone #4 East beyond Hardscape Parking	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A
Calc Zone #5 North beyond the Paved areas	+	0.7 fc	2.9 fc	0.0 fc	N/A	N/A
Calc Zone #6 South beyond driveway and parking	+	0.2 fc	1.6 fc	0.0 fc	N/A	N/A
Calc Zone #7 Storm Channel East	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A
Calc Zone #1-Hardscape	+	1.9 fc	7.0 fc	0.4 fc	17.5:1	4.8:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Distribution
	WA	4	Lithonia Lighting	WPX1 LED P1 40K Mvolt	WPX1 LED wallpack 1500lm 4000K color temperature 120-277 Volts	1	1568	0.79	11.47	
	WB	32	Lithonia Lighting	DSXW1 LED 10C 700 40K T4M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 700mA.	1	2701	0.79	26.2	
	WC	3	Lithonia Lighting	DSXW1 LED 20C 700 40K T4M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 700mA.	1	5343	0.79	45.7	
	PA	11	Lithonia Lighting	DSX1 LED P5 40K 70CRI T5M	D-Series Size 1 Area Luminaire P5 Performance Package 4000K CCT 70 CRI Type 5 Medium	1	18410	0.79	138.16	
	PD-HS	10	Lithonia Lighting	DSX0 LED P3 40K 70CRI T2M HS	D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 2 Medium Houseside Shield	1	7544	0.76	68.95	
	PE-HS	15	Lithonia Lighting	DSX0 LED P3 40K 70CRI T4M HS	D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 4 Medium Houseside Shield	1	7679	0.76	68.95	
	PB	2	Lithonia Lighting	DSX0 LED P3 40K 70CRI LCCO	D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Left Corner Cutoff Extreme Backlight Control	1	6455	0.76	68.95	

GENERAL NOTES - SITE PHOTOMETRICS:

1. THIS PHOTOMETRIC STUDY IS BASED ON USING THE LUMINAIRES LISTED IN THE LUMINAIRE SCHEDULE, THIS SHEET. OTHER MANUFACTURER/ MODELS OF EQUAL PHOTOMETRIC DISTRIBUTION, WATTAGE AND EQUAL OR BETTER LUMENS PER WATT ARE ALLOWED AS SUBSTITUTIONS; HOWEVER, CONTRACTOR SHALL PROVIDE NEW PHOTOMETRIC SITE LIGHTING PLANS FOR APPROVAL AND SUBMITTAL TO THE PLANNING DEPARTMENT AS A CHANGE.
2. THE NUMBERS SHOWN PLOTTED ON THE SITE PLAN ARE HORIZONTAL FOOT–CANDLES AT GRADE LEVEL
3. ALL LUMINAIRES RATED GREATER THAN 40 WATTS, AND INSTALLED 24 FEET OR LESS ABOVE GRADE, WHETHER POLE OR WALL MOUNTED, SHALL BE EQUIPPED WITH MOTION SENSOR, PHOTO CONTROL AND DIMMING CONTROLS AS REQUIRED TO MEET THE CA TITLE 24 ENERGY CODE SECTION 130.2(c)3.D,
4. LUMINAIRES THAT ARE RATED 40 WATTS OR LESS AND INSTALLED 24 FEET OR LESS ABOVE GRADE SHALL NOT BE REQUIRED TO BE EQUIPPED WITH MOTION SENSORS AND DIMMING CONTROLS. SEE CA TITLE 24 ENERGY CODE, SECTION 130.2(c)3.D, EXCEPTION 1.
5. POLE TOP LUMINAIRES SHALL BE MOUNTED ON SQUARE STEEL POLES, 20.0' HIGH ON A 30" CONCRETE BASE FOR A TOTAL HEIGHT OF 22.5' ABOVE GRADE. DETAILS SHALL BE PROVIDED DURING THE CONSTRUCTION PHASE OF THE PROJECT.
6. ALL LIGHTING SHALL BE CONTROLLED BY ASTRONOMICAL TIME SWITCH WITH AUTOMATIC SCHEDULING CAPABILITIES PER TITLE 24.
7. THE STATISTICAL DATA IS FOR THE FOOT–CANDLES POINTS LOCATED ON THE HARDSCAPE AREAS.

J. Craig Mann
ARCHITECT

ARCHITECTURE . PLANNING . INTERIOR

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PROJECT TITLE

68TH STREET 0 1-15
JURUPA VALLEY, CA

JURUPA VALLEY, CALIFORNIA

SHEET TITLE

SITE LIGHTING PHOTOMETRIC PLAN-SOUTH

REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. RICHARDSON
E12417
Exp. 6-30-2023
ELECTRICAL
STATE OF CALIFORNIA

RICHARDSON ENGINEERING
ELECTRICAL ENGINEERS
345 JACOBSON ROAD
SANDPOINT, ID 83864
(208) 255-1600
mjrichpe@gmail.com

DELTA	REVISION	DATE
	ISSUED TO PLANNING SUB.	9/22/2023

DATE: 9-22-2023

JOB NUMBER 20-848

ESL-2

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2L for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.		
Project Name: Jurupa Valley SS and RV Storage	Report Page:	(Page 1 of 9)
Project Address: 68th Street @ I-15 Freeway, Jurupa Valley, CA	Date Prepared:	2023-09-22T13:54:45-04:00

A. GENERAL INFORMATION

01	Project Location (city)	Jurupa Valley	04	Total Illuminated Hardscape Area (ft²)	243274
02	Climate Zone	10			
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Urban Clusters	☐	LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
☐	LZ-1: Low - Rural Areas	☒ LZ-3: Moderately High - Urban Areas			
05	Occupancy Types within Project				

• Warehouse

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations.

My Project Consists of:

01	02			
☒ New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6			
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	○ Yes	○ No	
03	**04**		**05**	
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered		Calculation Method	
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%				

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv													Compliance Results			
01		02		03		04		05		06		07		08	09
General Hardscape Allowance 140.7(d)1 / 170.2(e)6 (See Table I)	+	Per Application 140.7(d)2 / 170.2(e)6 (See Table J)	+	Sales Frontage 140.7(d)2 (See Table K)	+	Ornamental 140.7(d)2 / 170.2(e)6 (See Table L)	+	Per Specific Area 140.7(c)2 / 170.2(e)6 (See Table M)	OR	Existing Power Allowance 141.0(b)2L / 180.2(b)4Bv (See Table N)	=	Total Allowed (Watts)	≥	Total Actual (Watts)	07 must be >= 08
6,944.55	+	---	+	---	+	---	+	---	OR	---	=	6,944.55	≥	5,850.74	COMPLIES
Shielding Compliance (See Table G for Details)															COMPLIES
Controls Compliance (See Table H for Details)															COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires[2]	Luminaire Status[3]	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c)1[4]	Field Inspector Pass	Fail
WA	WALL MOUNTED LED AREA LIGHT	☐ Linear	11.47	Mfr. Spec	4	New	☐	45.88	NA: < 6200 lumens	☐	☐
WB	WALL MOUNTED LED AREA LIGHT	☐ Linear	26.2	Mfr. Spec	32	New	☐	838.4	NA: < 6200 lumens	☐	☐
WC	WALL MOUNTED LED AREA LIGHT	☐ Linear	45.7	Mfr. Spec	3	New	☐	137.1	NA: < 6200 lumens	☐	☐
PA	POLE MOUNTED LED AREA LIGHT	☐ Linear	138.16	Mfr. Spec	11	New	☐	1,519.76	Provided	☐	☐
PB	POLE MOUNTED LED AREA LIGHT	☐ Linear	68.95	Mfr. Spec	2	New	☐	137.9	Provided	☐	☐
PD-HS	POLE MOUNTED LED AREA LIGHT	☐ Linear	68.95	Mfr. Spec	31	New	☐	2,137.44	Provided	☐	☐
PE-HS	LED POLE MOUNTED WITH HOUSE SIDE SHIEID	☐ Linear	68.95	Mfr. Spec	15	New	☐	1,034.25	Provided	☐	☐
							Total Design Watts:	5850.74			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)

[1] FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)
[2] For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02	03	04	05	06	07	08	09	10

[3] Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.
[4] Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)

G. SHIELDING REQUIREMENTS (BUG)

This table includes fixtures of >=6,200 initial lumens indicated on Table F as needing to comply with Shielding Requirements. Maximum lumens can be found in Title 24, Part 11, Section 5.106.8.

01	02	03	04	05	06	07	08	09	10	11	12	
		Backlight Rating[2]			Uplight Rating[2]			Glare Rating (Lumens)[2]			Field Inspector	
Name or Item Tag	Complete Luminaire Description	Mounting Height[1]	Max Allowable Backlight Rating[3]	Backlight Rating Per Design	Lighting type	Max Allowable Uplight Rating[3]	Uplight Rating Per Design	Mounting Height[1]	Max Allowable Glare Rating[3]	Glare Rating Per Design	Pass	Fail
PA	POLE MOUNTED LED AREA LIGHT	2 MH from property line	No Limit	B5	Area Lighting	U0	U0	> 2 MH from property line	G3	G3	☐	☐
PB	POLE MOUNTED LED AREA LIGHT	Back hemisphere 0.5 MH from prop line	B1	B1	Area Lighting	U0	U0	> 2 MH from property line	G3	G3	☐	☐
PD-HS	POLE MOUNTED LED AREA LIGHT	Back hemisphere 0.5 MH from prop line	B1	B1	Area Lighting	U0	U0	> 2 MH from property line	G3	G2	☐	☐
PE-HS	LED POLE MOUNTED WITH HOUSE SIDE SHIELD	Back hemisphere 0.5 MH from prop line	B1	B1	Area Lighting	U0	U0	> 2 MH from property line	G3	G2	☐	☐

[1] FOOTNOTES: Mounting Height is labeled MH in this table.
[2] Authority Having Jurisdiction may ask for Luminaire cut sheets or other documentation to confirm luminaire type, uplight ratings and glare ratings used for compliance per 130.2(b)/ 160.5(c)
[3] BUG ratings with a lower number than the 'Max Allowable' are compliant. Ex. If Max Allowable is Bug Rating B4, then B0, B1, B2 and B3 are all compliant.

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented seperately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector Pass	Fail
DRIVEWAYS, PARKING, ACCESS DRIVEWAY: "WA"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐
DRIVEWAYS, PARKING, ACCESS DRIVEWAY: "WB"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐

[1] FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.
[2] Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.
[3] Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance. Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.

01				
	"Use it or lose it" Allowance (select all that apply) (select all that apply)			
☒ General Hardscape Allowance Table I (below)	☐ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
	Area Wattage Allowance (AWA)			Linear Wattage Alowance (LWA)			Total General AWA + LWA (Watts)
Area Description	Illuminated Area (ft²)	Allowed Densty (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
DRIVEWAYS, PARKING, ACCESS DRIVEWAY	243274	0.021	5108.75	7929	0.2	1585.8	6694.55
						Initial Wattage Allowance for Entire Site (Watts):	250
						Instances of Initial Wattage Allowance (LZ 0 only)[1]	
						Total General Harcscape Allowance (Watts):	6944.55

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	DRIVEWAYS, PARKING, ACCESS DRIVEWAY: "WA"; DRIVEWAYS, PARKING, ACCESS DRIVEWAY: "WB"

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Michael Richardson	Documentation Author Signature:
Company: Richardson Engineering	Signature Date: 9-22-2023
Address: 345 Jacobson Road	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Sandpoint, ID 83864	Phone: 208-255-1600

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Michael Richardson	Responsible Designer Signature:
Company: Richardson Engineering	Date Signed: 9-22-2023
Address: 345 Jacobson Road	License: E12417
City/State/Zip: Sandpoint, ID 83864	Phone: 208-255-1600

J. Craig Mann
ARCHITECT
ARCHITECTURE . PLANNING . INTERIOR
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31938 TEMECULA PARKWAY, SUITE A 369
TEMECULA, CA 92592
(951) 297-8120
EMAIL: STEVE@STEVEGALVEZ.COM

PROJECT TITLE

68TH STREET 0 1-15
JURUPA VALLEY, CA

JURUPA VALLEY, CALIFORNIA

SHEET TITLE

TITLE 24 FORM LTO

REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. RICHARDSON
E12417
Exp. 6-30-2025
ELECTRICAL
STATE OF CALIFORNIA

RICHARDSON ENGINEERING
ELECTRICAL ENGINEERS
345 JACOBSON ROAD
SANDPOINT, ID 83864
(208) 255-1600
mjrichpe@gmail.com

DELTA	REVISION	DATE
	PLANNING DEPT. SUBM.	9/21/23

DATE: 9-21-2023
JOB NUMBER 20-848

ESL-3

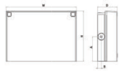
WPX LED
Wall Packs

Catalog Number

Notes: JURUPA VALLEY SS

Type: WA

Specifications



Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location A	Side Conduit Location B	Weight
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.3" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series		Color Temperature		Voltage		Options		Finish	
WPX1 LED P1	1,550 Lumens, 11W[1]	30K	3000K	MVOLT	120V - 277V	(blank)	None	DDBXD	Dark bronze
WPX1 LED P2	2,900 Lumens, 24W	40K	4000K	347	347V[3]	E4WH	Emergency battery backup CEC compliant (4W, 0°C min)[2]	DWHXD	White
WPX2 LED	6,000 Lumens, 47W	50K	5000K			E14WC	Emergency battery backup CEC compliant (14W, -20°C min)[2]	DBLXD	Black
WPX3 LED	9,200 Lumens, 69W					PE	Photocell[3]	Note : For other options, consult factory	

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES
1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection). All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output to dim the luminaire).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLightsConsortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

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Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,101
WPX3	3000K	8,384
	4000K	9,169
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

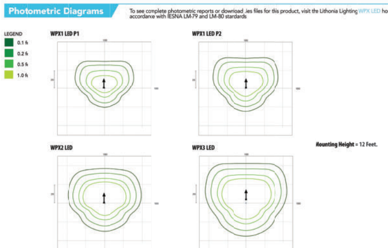
Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT **E4WH** DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT **E14WC** DDBXD

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards



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TYPE WA LUMINAIRE

D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes: JURUPA VALLEY SS

Type: WB, WC

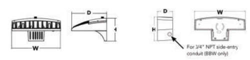
Specifications

Luminaire

Width: 13-3/4" (34.9 cm) Weight: 12 lbs (5.4kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC)

Width: 13-3/4" (34.9 cm) BBW Weight: 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) E20WC Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000 K	T2S Type II Short	MVOLT[2]	Shipped included	Shipped installed
	20C 20 LEDs (two engines)[1]	530 530 mA	40K 4000 K	T2M Type II Medium	120[3]	(blank) Surface mounting bracket	PE Photoelectric cell, button type[6]
		700 700 mA	50K 5000 K	T3S Type III Short	208[3]	BBW Surface-mounted back box (for conduit entry)[5]	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
		1000 1000 mA (1 A)[1]	AMBPC Amber phosphor converted	T3M Type III Medium	240[3]		PIR 180° motion/ambient light sensor, <15' mtg ht[1,7]
				T4M Type IV Medium	277[3]		PIRH 180° motion/ambient light sensor, 15-30' mtg ht[1,7]
				TFTM Forward Throw Medium	347[3,4]		PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[1,7]
					480[3,4]		PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[1,7]
							E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant[8,9]

Other Options				Finish (required)					
Shipped installed		Shipped separately[11]		DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
SF	Single fuse (120, 277 or 347V)[3,10]	BSW	Bird-deterrent spikes	DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DF	Double fuse (208, 240 or 480V)[3,10]	VG	Vandal guard	DNAXD	Natural aluminum	DBLBXD	Textured black		
HS	House-side shield[11]	DDL	Diffused drop lens	DWHXD	White	DNATXD	Textured natural aluminum		
SPD	Separate surge protection[12]								

Accessories
Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES
1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7. Reference Motion Sensor table on page 3.
8. Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9. Not available with SPD.
10. Not available with E20WC.
11. Also available as a separate accessory; see Accessories information.
12. Not available with E20WC.

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Current (A)

Motion Sensor Default Settings

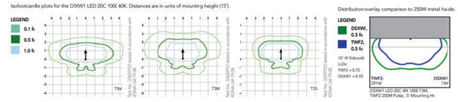
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5min

*For use when motion sensor is used as dusk to dawn control

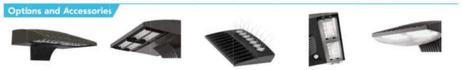
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Options and Accessories



FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K 70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90% THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

BUY AMERICAN ACT
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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TYPE WB & WC LUMINAIRES

D-Series Size 1
LED Area Luminaire

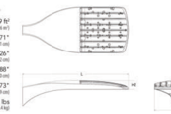
Catalog Number

Notes: Jurupa Valley SS

Type: PA

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[2]	Distribution		Voltage	Mounting
DSX1 LED	Forward optics	(this section 70CRI only)		AFR Automotive front row	T5M Type V medium	MVOLT (120V-277V)[4]	Shipped included
	P1 P6	30K 3000K	70CRI	T1S Type I short	T5LG Type V low glare	HVOLT (347V-480V)[5,6]	SPA Square pole mounting (#8 drilling)
	P2 P7	40K 4000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V - 480V)[7,8]	RPA Round pole mounting (#8 drilling)
	P3 P8	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control[3]	120[16,26]	SPA5 Square pole mounting #5 drilling[9]
	P4 P9	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare[3]	BLC4 Type IV backlight control[3]	208[16,26]	RPA5 Round pole mounting #5 drilling[9]
	P5	27K 2700K	80CRI	T4M Type IV medium	LCCO Left corner cutoff[3]	240[16,26]	SPA8N Square narrow pole mounting #8 drilling
	Rotated optics	30K 3000K	80CRI	T4LG Type IV low glare[3]	RCCO Right corner cutoff[3]	277[16,26]	WBA Wall bracket[10]
	P10[1] P12[1]	35K 3500K	80CRI	TFTM Forward throw medium		347[16,26]	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P11[1] P13[1]	40K 4000K	80CRI			480[16,26]	
		50K 5000K	80CRI				

Control options				Other options		Finish (required)	
Shipped installed		PER7	Seven-pin receptacle only (controls ordered separate)[14,21]	Shipped installed		DDBXD	Dark Bronze
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21]	FAO	Field adjustable output[15,21]	SPD20KV	20KV surge protection	DBLXD	Black
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21]	BL30	Bi-level switched dimming, 30%[16,21]	HS	Houseside shield (black finish standard)[22]	DNAXD	Natural Aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate)[14]	BL50	Bi-level switched dimming, 50%[16,21]	L90	Left rotated optics[1]	DWHXD	White
PER5	Five-pin receptacle only (controls ordered separate)[14,21]	DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]	R90	Right rotated optics[1]	DDBTXD	Textured dark bronze
		DS	Dual switching[18,19,21]	CCE	Coastal Construction[23]	DBLBXD	Textured black
				HA	50°C ambient operation[24]	DNATXD	Textured natural aluminum
				BAA	Buy America(n) Act Compliant	DWHGXD	Textured white
				SF	Single fuse (120, 277, 347V)[26]		
				DF	Double fuse (208, 240, 480V)[26]		
				Shipped separately			
				EGSR	External Glare Shield (reversible, field install required, matches housing finish)		
				BSDB	Bird Spikes (field install required)		

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Ordering Information

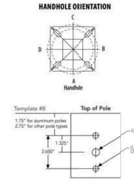
Accessories
Ordered and shipped separately

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[25]
DSHORT SBK	Shorting cap[25]
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES
1. Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2. 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3. T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7. XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8. XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
9. SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10. WBA cannot be combined with Type 5 distributions plus photocell (PER).
11. NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
12. NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
13. PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
14. PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15. FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16. BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208,240 or 480V.
17. DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18. DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19. DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drives. DS only available with packages P8, P9, P10, P11, P12 and P13.
20. Reference Motion Sensor Default Settings table on page 4 to see functionality.
21. Reference Controls Options table on page 4.
22. HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23. CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24. Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25. Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26. Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories

Drilling



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
DSX1 with SPA	0.69	1.38	1.23	1.54	--	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	--	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.19	2.09

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TYPE PA LUMINAIRE

J. Craig Mann
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CLIENT

JURUPA VALLEY 18 LLC
31938 TEMECULA PARKWAY, SUITE A 369
TEMECULA, CA 92592
(951) 297-8120
EMAIL: STEVE@STEVEGALVEZ.COM

PROJECT TITLE

68TH STREET @ 1-15
JURUPA VALLEY, CA

JURUPA VALLEY, CALIFORNIA

SHEET TITLE

LUMINAIRE DATA SHEETS

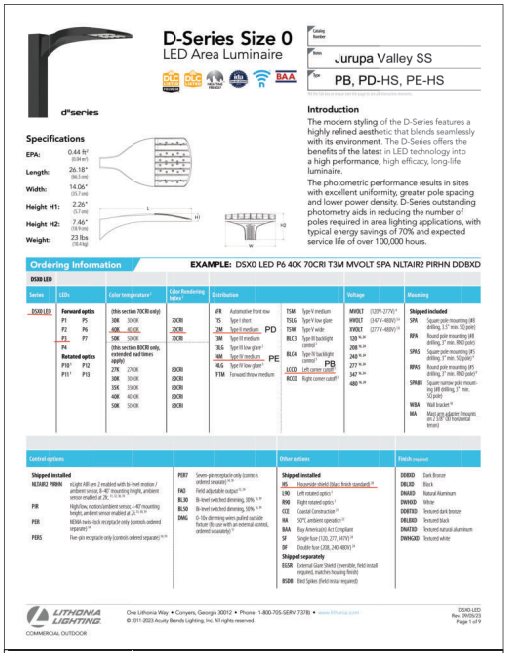
REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. RICHARDSON
E12417
Exp. 6-30-2025
ELECTRICAL
STATE OF CALIFORNIA

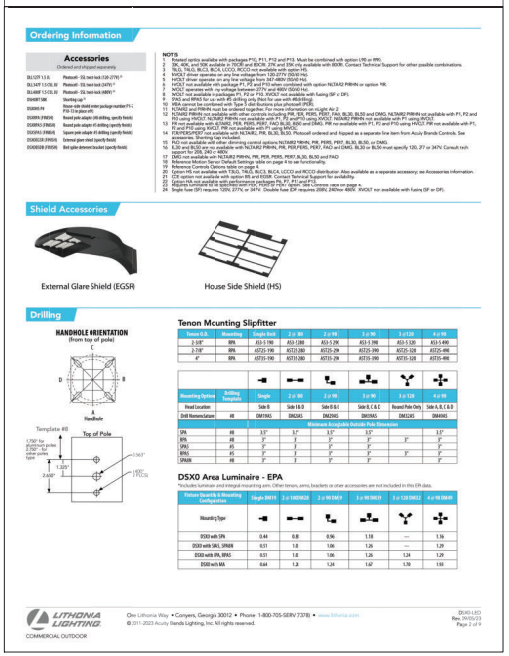
RICHARDSON ENGINEERING
ELECTRICAL ENGINEERS
345 JACOBSON ROAD
SANDPOINT, ID 83864
(208) 255-1600
mjrichpe@gmail.com

DELTA	REVISION	DATE
	PLANNING DEPT. SUBM.	9/22/23

DATE: 9-22-2023
JOB NUMBER 20-848

ESL-4





TYPE PB, PD-HS & PE-HS LUMINAIRE

J. Craig Mann
ARCHITECT
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TEMECULA, CA 92592
(951) 297-8120
EMAIL: STEVE@STEVEGALVEZ.COM

PROJECT TITLE

68TH STREET @ I-15
JURUPA VALLEY, CA

JURUPA VALLEY, CALIFORNIA

SHEET TITLE

LUMINAIRE
DATA SHEETS

REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. RICHARDSON
E12417
Exp. 12-30-2023
mjr
ELECTRICAL
STATE OF CALIFORNIA

RICHARDSON ENGINEERING
ELECTRICAL ENGINEERS
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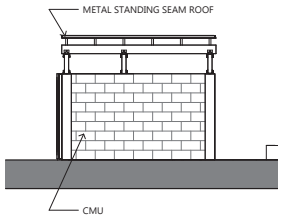
mjrichpe@gmail.com

DELTA	REVISION	DATE
	PLANNING DEPT. SUBM.	9/22/23

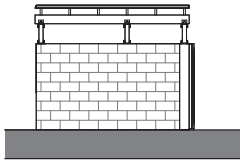
DATE: 9-22-2023

JOB NUMBER 20-848

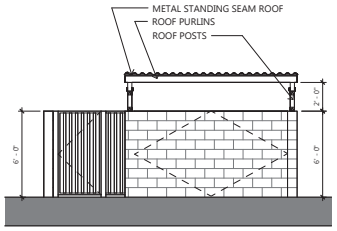
ESL-5



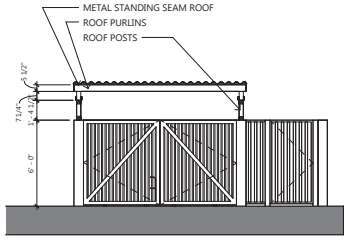
TE- SIDE — TRASH ENCLOSURE-SIDE-2, 1/4" = 1'-0" — 8



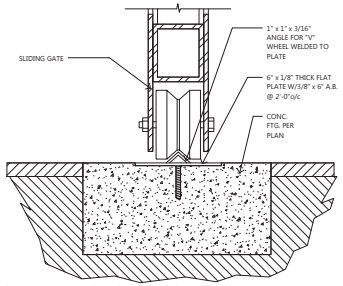
TE- SIDE — TRASH ENCLOSURE-SIDE, 1/4" = 1'-0" — 7



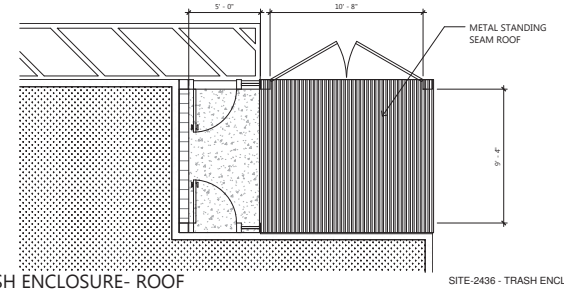
TE- BACK — TRASH ENCLOSURE-BACK, 1/4" = 1'-0" — 6



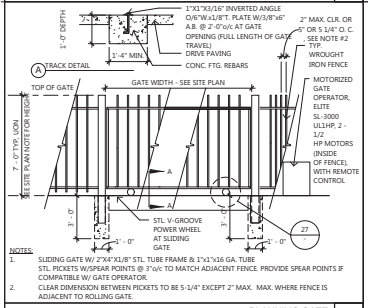
TE- FRONT — TRASH ENCLOSURE-FRONT, 1/4" = 1'-0" — 5



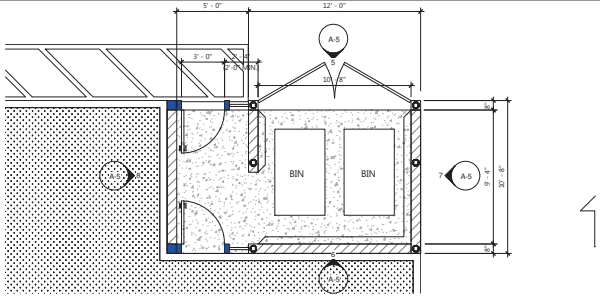
TRACK @ ROLLING GATE — PLANNING-TRACK, 3" = 1'-0" — 10



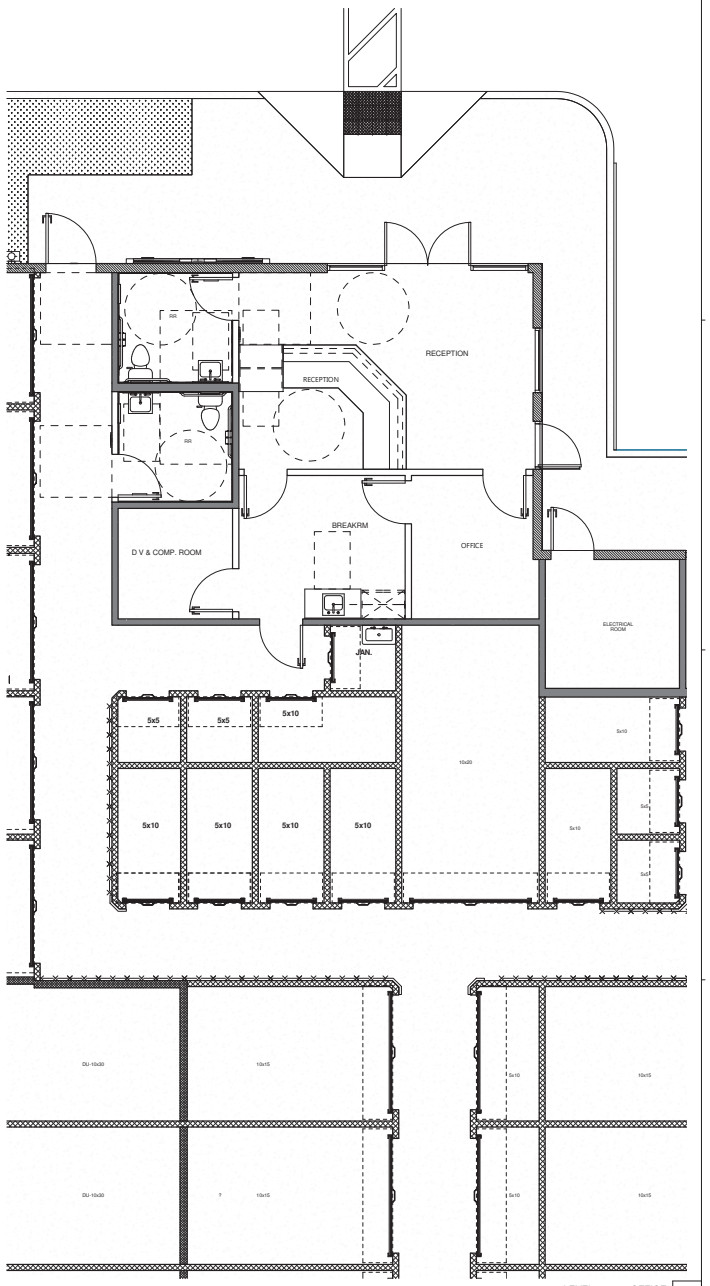
TRASH ENCLOSURE- ROOF — SITE-2436 - TRASH ENCLOSURE ROOF, 1/4" = 1'-0" — 4



W.I. PASSAGE GATE — PLANNING GATE, 1/4" = 1'-0" — 9



TRASH ENCLOSURE — SITE-2436 - TRASH ENCLOSURE, 1/4" = 1'-0" — 3



OFFICE — LEVEL-1-605 - OFFICE, 1/4" = 1'-0" — 1

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(951) 297-8120
EMAIL: STEVE@STEVEGALVEZ.COM

PROJECT TITLE
R.V. SELF-STORAGE FACILITY

68TH STREET 01-15
JURUPA VALLEY, CA
JURUPA VALLEY, CALIFORNIA

SHEET TITLE
OFFICE

SIGN BY

DELTA	REVISION	DATE
	ISSUED	04/18/23

DATE: 02/18/23
JOB NUMBER 20-848

A-5

ATTACHMENT NO.6

Applicant letter in regards to the projects consistency with General Plan

Kelly Alhadeff-Black
3 Better World Circle, Suite 100
Temecula, California 92590
Kelly.Alhadeff-Black@lewisbrisbois.com
Direct: 951.252.6154

February 20, 2025

VIA ELECTRONIC MAIL ONLY

Mr. Reynaldo Aquino
Senior Planner
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, California 92509

E-Mail: raquino@jurupavalley.org

Re: MA20269 – I-15 Recreational Vehicle and Self Storage Project

Dear Mr. Aquino:

I have been working with Mr. Steve Galvez on his recreational vehicle and self-storage project (the "Project") currently under evaluation and consideration through the entitlement process of the City of Jururpa Valley (the "City"). As you know, the Project site is located immediately adjacent to Interstate-15, south of 68th street and north of the Santa Ana River.

The City has requested a written justification for why the Project complies with the City's 2017 General Plan[1] (the "Plan"), and more specifically the Plan's vision statement and community values statement. For the reasons set forth herein, it is well within the City's ability to determine that the Project not only complies with, but actually advances the aspirations of the City's Plan as outlined in both the vision statement and the community values statement.

Project Details

From its inception, the Project has been designed to respect not only the natural environment but also the rich equestrian and agricultural history of the City. The total Project property includes approximately 86.79 acres. Importantly, a portion of the Project site has a history of being disturbed both through vegetation maintenance and unauthorized recreational use. It is that previously disturbed area of the property that is the focus of the current Project's development footprint.

[1] City of Jurupa General Plan dated September 7, 2017

The physical impacts of the Project are confined to approximately 14.29 gross acres of the site, with the balance of the acreage, including all onsite jurisdictional features and sensitive habitat being preserved as open space in perpetuity. Construction of the Project will result in a development footprint of approximately 6 acres with the balance of the development footprint being used for stormwater management, an access road and related onsite project features. Overall, approximately 73 acres of the Project site will be retained, maintained or restored as passive open space.

The development footprint encompasses the disturbed acreage for the Project which is located immediately adjacent to the existing Interstate 15 travel corridor and south of an existing residential community. Access to the Project will be via an access road running parallel to Interstate 15. Deliberate care has been taken by the Project team to keep the development footprint as compact as possible while staying out of and staying away from the mainstream and adjacent environmentally sensitive areas of the Santa Ana River.

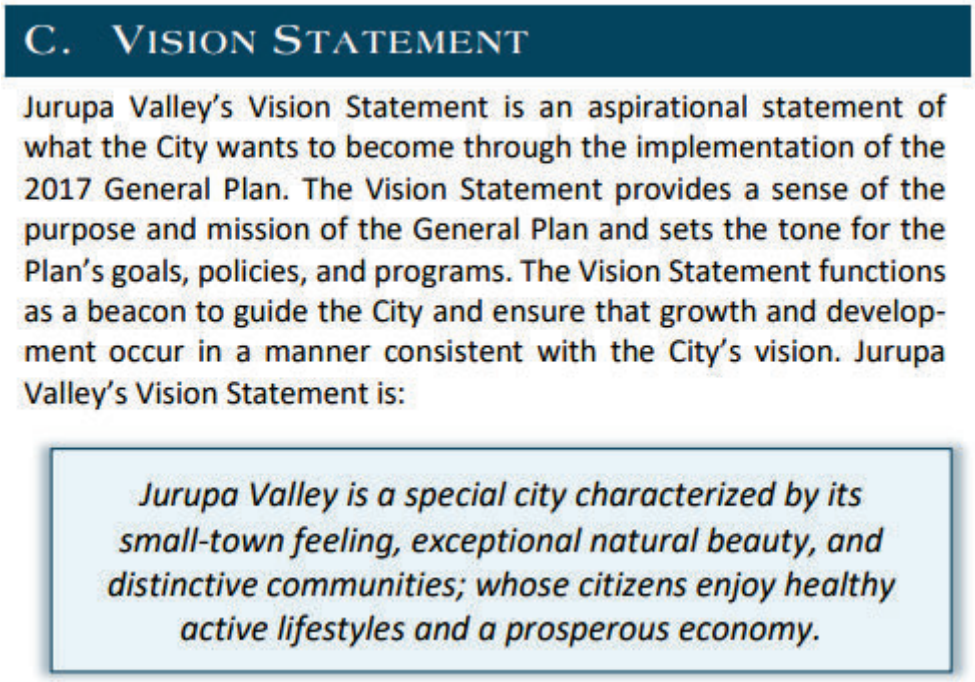
The Project site will be elevated out of the 100-year floodplain by using soils excavated from the stormwater management area. This is important because it does not raise a risk of invasive plants being inadvertently introduced to the Project site through soils imports. Once the soils work is complete, the resulting depression will be repurposed to serve as the Project's stormwater and runoff management area.

For stormwater management, the Project will utilize a low impact development ("LID") approach wherein all onsite water and flows will be captured and diverted to the onsite bio-filtration planter and underground detention chamber with the goal of mitigating the impacts of stormwater runoff and pollution as close to the flow source as possible. The use of LID also creates an additional natural space on the Project site, thus enhancing the overall appearance of the Project through the creation of a new open space.

In its built condition, the Project provides both an architecturally interesting and aesthetically pleasing gateway to the City. Deliberately, the architecture of the Project includes elements that acknowledge the long history, and currently ongoing, equestrian uses in the City.

General Plan Consistency

The Plan's vision statement provides, in pertinent part:



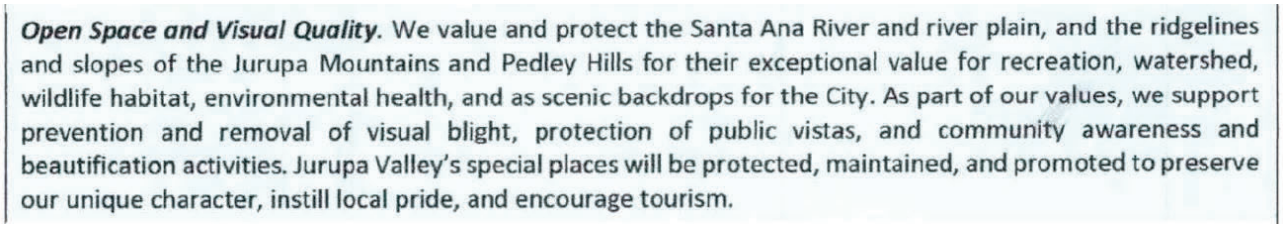
C. Vision Statement

Jurupa Valley's Vision Statement is an aspirational statement of what the City wants to become through the implementation of the 2017 General Plan. The Vision Statement provides a sense of the purpose and mission of the General Plan and sets the tone for the Plan's goals, policies, and programs. The Vision Statement functions as a beacon to guide the City and ensure that growth and development occur in a manner consistent with the City's vision. Jurupa Valley's Vision Statement is:

Jurupa Valley is a special city characterized by its small-town feeling, exceptional natural beauty, and distinctive communities; whose citizens enjoy healthy active lifestyles and a prosperous economy.

See Plan, page 1-2.

Reinforcing the importance of the Plan's vision statement are a set of community values designed to highlight the core of what people enjoy and value in the City. Scenic views, preservation of the Santa Ana River, small town lifestyle, and protection of the natural environment while respecting the history of the area are all keys to ensuring the Plan's vision statement is fulfilled. One of the key community values involves the preservation of open spaces and the maintenance of scenic and visual areas:



Open Space and Visual Quality. We value and protect the Santa Ana River and river plain, and the ridgelines and slopes of the Jurupa Mountains and Pedley Hills for their exceptional value for recreation, watershed, wildlife habitat, environmental health, and as scenic backdrops for the City. As part of our values, we support prevention and removal of visual blight, protection of public vistas, and community awareness and beautification activities. Jurupa Valley's special places will be protected, maintained, and promoted to preserve our unique character, instill local pride, and encourage tourism.

See Plan, page 1-8.

In turning to the Project and how it comports with the Plan's vision statement and community values, it is important to note that the statement is an aspirational, rather than mandatory, goal for the City. The community values are intended as a proclamation of the foundation and heart of the Plan and the methods by which the vision statement for the Plan is implemented.

Key aspects of the vision statement are brought to life in the Project through its design (small-town design and architecture that evokes the equestrian and agrarian history for the area), its preservation of the majority of the Project site as open space, and the Project's potential to bring additional economic growth to the City as an active business enterprise.

The development footprint for the Project has been minimized to the extent feasible and is concentrated well outside of the environmentally sensitive habitat and species areas associated with the Santa Ana River plain. Construction of the Project will avoid all onsite state and federal jurisdictional areas including onsite riparian and riverine resources. More importantly, the Project as designed will operate in a way that will avoid potential long term impacts to the sensitive habitat and natural resources located along the Santa Ana River corridor. For example, by repurposing the soils "borrow" area of the Project for stormwater management, onsite water flows will be captured and directed to an area allowing for flow reduction, pollution treatment and, ultimately, underground onsite detention. By capturing onsite flows utilizing the LID design, the Project is taking care to avoid further impacts to the Santa Ana River either from accelerated flows coming off of paved surfaces or from urban runoff pollution.

In terms of the Plan's key community values statement, the Project design deliberately stays out of the Santa Ana River and river plain areas of the property. Care was taken to place the development footprint for the project within the already-disturbed area of the Project site thus maintaining the environmental character and natural beauty of the Santa Ana River mainstream, plain and adjacent natural areas. The scale of the Project improvements are intended to blend in with the existing built environment to the north and its design deliberately resembles an equestrian facility in homage to the historical and ongoing equestrian uses in the City.

Development of the Project site will reduce the current levels of unauthorized use and trespass into the environmentally critical areas of the Santa Ana River mainstream and plain areas, thus minimizing both visual blight and enhancing protection for the natural environment. The Project adds an extra level of security for adjacent homeowners because it adds more eyes and security to an area that is currently open for unauthorized use. Added security in the form of the Project benefits not only the health and welfare of the Santa Ana River but also serves as an additional buffer and line of protection between the existing residential community to the north and the open space areas of the Santa Ana River.

Conclusion

For the reasons discussed herein and for other reasons as may be discussed during the public hearing process for the Project, the City is well within its discretion to find that the Project, as proposed and designed, complies with and promotes both the vision statement and community values statement of the Plan. The Project is intended to further the economic success of the City while at the same time respecting, reflecting and enhancing the natural environment and resources the City, and its residents, treasure.

Sincerely yours,

Kelly Alhadeff-Black of
LEWIS BRISBOIS BISGAARD & SMITH LLP

KAB

ATTACHMENT NO. 7

Received Public Comments

PETITION

The community does NOT support the building of the storage unit southeast of the 15 freeway and 68th street. We do not need it, benefit from it or want it there. We are asking The City of Jurupa Valley to NOT rezone that space and leave it as Watershed/conservation land.

Name	Signature	Address
Kevin Garcia	[redacted]	
Jenn. Fa[illegible]ck		
Christian TONA		
Geoffrey Hughes		
[illegible]		
[illegible]		
Denise Contreras		
[illegible]		
Khundaga. K		
Huma Khawaja		
Fiza Khawaja		
Jacqueline Gamez		
Yesenia Estrada Mejia		
Rodrigo Muna'		
Blanca Muñoz		
Lindsay Shan		
MANUELQUEZ		
Martha Quezada		
Tori Cowan		

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Name	Signature	Address
Meghan Lemke		
BLAKE LEMKE		
M. Rangel		
Rosann Morales		
Maria Euzent		
Martha Rivera		
Edwin Rubalcava		
[illegible]		
Amber Elkadi		
Sandra Alvarez		
Andres Alvarez		
Angela Caltabiano		
Susie Smart		
Victoria Mims		
NONA BROWN		
Dax Mims		
Krisolita Hapsari		
Kevin Wong		
Stevin Wong		

PETITION

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Name	Signature	Address
Jerrad Lizarraga	[redacted]	
Ping Liu		
Michael Seibert		
Kelli Seibert		
Kayla Seibert		
Fred Reynolds		
Carolyn Reynolds		
RANDY MOTA		
Jackie mota		
Claudia Gonzalez		
Anabel Arechiga		
JOSH ALLEMONG		
PATTY FLEMING		
lisette Valencia		
SAL VALENCIA		
Varadlegya Seri Indra		
Liang Qiu		
Donghua Hc		
Jose Gonzalez		

PETITION

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Name	Signature	Address
Carly gomez	[redacted]	
Frances Gonzale		
Jarrod Rodriguez		
Christian gomez		
AMBER ASHOUP		
SIMA HENDAWI		
Thomas Colbert		
Joseph Parra		
Jaclyn Parra		
Chris Connelly		
Abbe Connell		
April Bell		
Travers Bell		
Rose Peters		
Andre Petersen		
Deltessa Steele		
Paulina Barba		
Manuel Barba		
Xiaoyu Ma		

PETITION

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Name	Signature	Address
BRANDON MICHAELS	[redacted]	
CARLOS ESPARZA		
ALFONSO CURRAL		
Matt Smith		
PETER GOMEZ		
Jonathan Ha		
Lee wei Liau		
Alberto Salas		
Jackie Piddington		
Madison Piddington		
Eric Piddington		
Braden Piddington		
Michele de Leon		
ANGEL DE LEON		
Izzy de Leon		
Chris deLeon		
Dignann castellen		
Jonthan DIZ		
Norma Gonzalez		

PETITION

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Name	Signature	Address
Stephanie Cusanova	[redacted]	
Nick Cusanova		
Dallas Arbuckle		
Josh Holloway		
Jeffrey Vu		
AUBRI JOHNSON		
Shawn Johnson		
Vera Kelley		
Yvette Kolden		
Thomas Johns		
Araceli Pallares		
Paula Packard		
Robinette Fairfax		
Maribel Murillo		
Ed Stewart		
Esmeralda Cayot		
Brandon Cayot		
Lorena Diaz		
Carlos Diaz		

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Name	Signature	Address
Bryson Galvin	[redacted]	
Graciela Flores		
Jorge Loza		
Melissa Viera		
Kristen Garcia		
michael. Ruiz		
ashley perez		
may ho		
Ivan Loo		
Sreedhar Ganapathy		
Victor Ogega		
Jorge Andrade		
Ryan Aguirre		
Mario A Garcia		
Dev Paxton		
Joseph Isaac		
Marisol Abreu		
Champagne Lee		
Panit Lee		

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Name	Signature	Address
Terri Hamilton	[redacted]	
RICHARD BARNETT		
Jimmy Jimenez		
JOSEPH MORENO		
Antonio Hernandez		
Daniel Garcia		
RAUL B[illegible]		
DARIN ETTER		
Wendell Hood		
JOSE DOMINGUEZ		
Lorenzo Charles		
MARTIN OESTER		
Josef CANTON		
Brad Rinehart		
Krista Rinehart		
RICK ENRIQUEZ		
Anthony Delgado		
MARTHA PEREZ		
DAN LOPEZ		

PETITION

The community does NOT support the building of the storage unit southeast of the 15 freeway and 68th street. We do not need it, benefit from it or want it there. We are asking The City of Jurupa Valley to NOT rezone that space and leave it as Watershed/conservation land.

Name	Signature	Address
CHRISTIAN OLIVAS	[redacted]	
Salvador Mercado		
Martha P Mercado		
trevon harris		
R Bond		
Ann N		
Bo L		
Jillian Alvarado		
Tony ALVARADO		
Jeff Hartmann		
Cheryl Hartmann		
April Ruiz		
Vivian Martin		
Jim Martin		
Marianne Martin		
Jennifer Dawson		
Grace		

PETITION

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Name	Signature	Address
Allen Wong	[redacted]	
May May Wong		
Joseph Navarro		
Rochelle Gonzalez		
ERIC GOMEZ		
Aurelio Gonzalez		
Saundra Maricopa		
RICARDO MIRELES		
Yesly Mireles		
Ariana Cordero		
Anthony Reeves		
HENRY DUARTI		
Jennifer Angulo		
Kevin Angulo		
Martin Rodriguez		
ALFREDO EVANGELISTA		
AURORA EVANGELISTA		
Jing Li		
Shawny		

PETITION

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Name	Signature	Address
Mario Gomez	[redacted]	
ENRIQUE IBARRA SR		
Raymond		
Grace Ibarra		
ENRIQUE IBARRA JR		
VINNY ALVAREZ		
KORTNEY ALVAREZ		
Jacee		
Hannah Line		
Olivia Alamillo		
Yolanda Alamillo		
Ying Hsin Lan		
Iris Gao		
Sophie Gao		
Haifeg Shi		
Guo Li Li		
RODRIGO SOSA		
Jessica Melchor		

PETITION

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Name	Signature	Address
BHAGIRATH PALLA	[redacted]	
AKILA PASUPULATI		
John Tazbazian		
Sarah Tazbazian		
Cheryl Matias		
Yash Patel		
Tithi Patel.		
Archana		
Raju . Keertipati		
Kushi . Keertipati		
Tejas . Keertipati		
ANURAG VURUGONDA		
Prakruti Kathiriya		
Sam Kathiriya		
Jennifer Jackson		
Matt Jackson		

PETITION

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Name	Signature	Address
Howard Lin	[redacted]	[redacted]
Lydia Wang		
Kimberly Carl		
Mike Frestal		
Devin Rangel		
Shirin Nawaic		
Yun Chia Huang		
Vivian Tsai		
Doris Huang		
Phuong Thai		
Rogo Valenzuela		

PETITION

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Name	Signature	Address
Judy M	[redacted]	
Dane M		
Melissa Martinez-Lantz		
Paul Lantz		
Ava Lantz		
Austin Ferdinand		
[illegible]		
Austreverto Serafin		
Martin Rodriguez		

Lisa Cardoso
Eastvale Citizen
nicleeci@outlook.com

April 23, 2025

Reynaldo Aquino
Senior Planner
8930 Limonite Avenue,
Jurupa Valley, CA 92509
(951) 332-6464
Raquino@jurupavalley.org

Subject: Proposed Mitigated Negative Declaration (MND): MA20269 - 1-15 Self Storage Project. SCH 2025030380.

Mr. Reynaldo Aquino:

I hope this finds you well, thank you for allowing public input on the MND for the I-15 Self Storage Project (Project), that will be discussed during the Planning Commission's Hearing on April 23, 2025. To give a brief background about myself, I have been an Eastvale resident since 2001 (living only a few minutes away from the proposed Project) and know the general area extremely well. I have witnessed the development of both Eastvale and Jurupa Valley since grade school, and as exciting as it has been to witness the general vicinity expand to what it has become today, the enthusiasm slowly dwindled over the years due to loss/shrinkage of some of our most beautiful open spaces that benefits the community, wildlife, habitat, and function. As an outdoor enthusiast, conservation of what's left of our available habitat in the local area is a huge concern of mine. Living near the Santa Ana River (SAR) is something I take pride in, and is a unique feature both our cities provide, due to its historic ecological importance, the amount of sensitive wildlife species right in our backyard, and studies showing that cities with higher amounts of open spaces tend to be more desirable and improves an individual's lifestyle quality.

I've recently been made aware of the proposed Project, although unfortunately this transpired shortly after the public comment period ended on April 9, 2025. Upon reviewing the Draft MND, there are quite a few concerns that seem to have not been addressed transparently, and proceeding with adopting an MND may not be the best course of action to address impacts the Project will generate, due to insufficient impact analysis and baseline data of the site. The Project, and all it encompasses, would be more ideal in being adopted as an EIR. Below are a list of comments and/or concerns.

Project Description.

> The Project description is not adequately detailed, and initially somewhat difficult to understand. The description needs to clearly identify which Assessor Parcel Numbers (APN) is proposed to be rezoned. It needs to include and state that the entirety of APN

152-060-007, which is currently Zoned as OS-R (Open Space Recreational) and W-1 (Watercourse Watershed and Conservation), is proposed to be rezoned to CR (Commercial Retail), and a small fragment (acreage amount is missing in the description) in the northwestern portion of APN 152-060-006 will be rezoned from Watercourse Watershed and Conservation to General Commercial. Figures outlining and identifying each parcel should be included among the Section 3 Figures to ease confusion and to gain a better understanding of Project boundaries. Additionally, on a side note, I recommend that figures occupy a whole page to improve visual accessibility and to better comprehend what the figures are intended to portray. Table 3.1 provides land uses and current zoning classification of the Project site and surrounding parcels, however, to clarify so there is no confusion- within the Box labeled “Site” - does this include both APN parcels as mentioned above, or one APN? Reviewing the Jurupa Valley parcel maps, APN 152-060-006 is located south of the main Project parcel - yet in the table, current land use states Santa Ana River/ City of Riverside and provides N/A for General Plan Land Use and Zoning. Does the City of Jurupa Valley own this parcel? Why does the zoning classification conflict with what was provided initially in the Project description? Furthermore, this Table could have added an additional column for new proposed zone changes.

It’s important to communicate that California has lost over 90% percent of it’s historic 400 million acres of riparian and wetland habitat within the course of 200 years. The Santa Ana River provides the largest watershed in all of California, the largest river in southern California, is highly regulated, and supports some of the last intact riparian/wetland habitat of its size within the Inland Empire. The City of Jurupa Valley originally designated the parcels, to be rezoned, as Conservation, the parcels provided value for conservation. Revocation of this value should be further explained given the location of the parcels will encroach within the Santa Ana Floodplain, and a known endangered species occupies/nests in this area. This is a significant impact. What does conservation mean to the City, and does the City value conservation? As it’s been stated, open spaces provide a wealth of benefits to the City and the Community. It’s increasingly more prevalent now that we protect open spaces so that future generations are able to witness and enjoy the benefits it provides, to still be able to witness natural intact communities along with the common and special status species it supports. Demonstrating that the City continues to value its unique resources, and its original zoning decision, and striving to listen to the marginalized voices that are trying to protect the Jurupa Valley’s uniqueness will only benefit the City.

As briefly mentioned, the Project is located within the Santa Ana Floodplain and a flood zone, which will require the Project to raise the floodplain to prevent flooding. Details of raising the floodplain need to be provided, this is considered a Project activity and needs to be included in the Project description. Where will the fill come from, what medium will be used, acreage that will be lifted, and how much fill will be needed. Additionally, this is a significant impact that will be conveyed in the following section.This needs to be

addressed. CEQA guidelines are put in place for transparency between the Project and the public, and omitting this information violates those Guidelines.

Other details that should be addressed in the Project description are: is landscaping proposed for the Project, will nighttime construction take place, where exactly is the staging area proposed, what lighting to be used and when. Also, I see typical operation includes the use of a leaf blower. This is concerning, as leaf blowers may indirectly cause further non-native species to thrive in the surrounding area.

Biological Resources.

Continuing the discussion of the Project's flood zone requirement to raise the floodplain and create a building pad, Project impacts need to be assessed more thoroughly. Under Biological Threshold 4.4(c) (page 35) the MND states: "*The proposed project was designed to avoid impacts to all onsite jurisdictional features and riparian habitats; therefore, no impacts to jurisdictional drainages or associated riparian vegetation will result from project implementation*." The Project is located within the Santa Ana River Floodplain and known flood zone. The entirety of this Project falls under jurisdictional features, due to its location within the SAR floodplain and that it does get inundated with water during high storm events, and prior to construction, would absolutely need to apply for a 1602 Lake and Streambed Alteration Agreement (CDFW), a Section 404 permit (USACE), and a 401 Water Quality Certification (RWQCB) and should include language and a Mitigation Measure of needing obtain these necessary permits. This is a Significant Impact that seems to not have been adequately analyzed, and is warrant enough to recirculate and adopt the Project as an EIR. The proposed Project is located next to Conservation Areas and impacts onto those areas may result from the Project. Raising and modifying the floodplain is a jurisdictional impact which has the potential to increase downstream flood risk, increase velocity, erosion, and sedimentation, decrease bank stability surrounding the Project site, alter water flow, increase contamination and pollution, and increases the risk of habitat loss.

Although the City began reviewing the environmental setting in December 29, 2020, it is recommended that the environmental review be updated and current with existing conditions as they are seen today, instead of from four years ago, to more accurately assess Project impacts, especially given that southern California has had major climate shifts in the past couple of years.

It is difficult assessing the biological impacts on the site, as it currently exists, because the last survey performed was on May 26, 2022. Majority of biological surveys are only valid for a year, and updated surveys should be requested to provide the public of its current conditions. The May 26, 2022 survey was the only survey conducted on the site, and information concerning the survey, such as date, conditions, and methodology, should be included within the MND Biological Section to understand how and when surveys were performed. It is observed that under the subsection *Narrow Endemic*

Plants, states that “None of the species were found during on-site survey**s**…”. The Updated Biological Report only mentioned the 1 survey being performed on the site, and use of language that implies more than one survey occurred misleads the public on their accuracy and assessment of the site. Additionally, the biological survey methodology is concerning, and fails to follow standard biological survey protocol. Surveys need to be performed during peak activity, which is approximately around sunrise. Starting a survey at 10 am, when wildlife activity is slow (for example, performing a BUOW survey during this time would invalidate the results as they do not follow protocol and as most burrowing are not active during this time), is not optimal in evaluating current site conditions and how the Project site is being utilized. Also, burrowing owl (BUOW) surveys, narrow endemic plants, Least Bell’s Vireo (LBVI) and other specific species protocols can not be done in one survey, they are performed separately during different field days, and invalidates survey results due to higher inaccuracies.

The Project site is located in an MSCHP zone that would require Burrowing Owl surveys to be performed. On October 10, 2024, the BUOW was elevated to a species candidate under California Endangered Species Act, and therefore granted full protection under CESA. Although this Site falls under the MSHCP, due diligence should be enacted and BUOW surveys should use the most current acceptable protocols, which is currently the 2012 Burrowing Owl Staff Report.

The Project site is also located within Least Bell’s Vireo (LBVI) and Southwestern Willow Flycatcher (SWFL) habitat, each a federal and state endangered species. The highest density of LBVI in southern California is found where the project is located and extends downstream towards the Prado Dam. The Project does not discuss surveys performed for either species, nor does it discuss indirect and direct impacts to the species that would be created by the Project. Once more, I can not accurately determine the scope of Project Impacts because of this lack of information.

The Project site is also located in an area that is frequently surveyed for bats. Nighttime surveys should be required, given that bats would be highly likely to forage on the site, and roost in the vegetation surrounding the Project and within the I-15 underpass. Direct and indirect impacts should be discussed as bats are sensitive to light pollution. Lighting also decreases insect biodiversity and population, which is the key food group for bats, LBVI, SWFL, and other sensitive species. Other additional impacts due to lighting include effects to wildlife behavior, movement, hormones, increased predation, overall decrease in survivability, and etc. Current Lighting measures should be updated to address kelvin, temperature and ambiance that will be used, so that the public is aware. Overall, more surveys are needed that follow known standard protocol, and surveys should be done throughout the year to assess conditions during different stages of the year.

My last comments on the Project are my concerns for pollution run off due to RV’s not being maintained and the risk of fire that may be caused by RV’s.

Reynaldo Aquino
Senior Planner

Again, I appreciate being able to comment on the proposed Project. The letter is somewhat rushed due to last minute awareness of the Project, but I do hope the City Council find my comments applicable, and reassess the current adoption of the Project. As a local resident and conservationist, I strive to find balance between development and protecting our habitats. If you have any further questions, I encourage you to email me at the email provided on the header.

In Best Regards,

Lisa Cardoso

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Reynaldo Aquino

From: Erika Soriano
Sent: Wednesday, April 16, 2025 2:44 PM
To: Reynaldo Aquino
Subject: Fw: Jurupa Valley Self Storage

Hi Rey,

Please see below Public Comment for the I-15 project.

Thank you.

Erika Soriano| Executive Assistant
CITY OF JURUPA VALLEY | T: 951.332.6464 x134 | F: 951.332.6995
8930 Limonite Avenue | Jurupa Valley, CA 92509
esoriano@jurupavalley.org | jurupavalley.org
Connect with us on social media:
Facebook | Instagram | X

From: Grizelda Reed <greed@jurupavalley.org>
Sent: Wednesday, April 16, 2025 2:31 PM
To: Rod Butler <rbutler@jurupavalley.org>; Evelyne Ssenkoloto <essenkoloto@jurupavalley.org>; Erika Soriano <esoriano@jurupavalley.org>
Subject: FW: Jurupa Valley Self Storage

Team,

Another public comment.

Grizelda D. Reed | Executive Assistant to the City Manager
CITY OF JURUPA VALLEY | T: 951.332.6464 ext. 223 | F: 951.332.6995
8930 Limonite Avenue | Jurupa Valley, CA 92509
greed@jurupavalley.org | jurupavalley.org
Connect with us on social media:
Facebook | Instagram | Twitter

From: David Bodendorf <dbode33@gmail.com>
Sent: Wednesday, April 16, 2025 1:51 PM
To: Grizelda Reed <greed@jurupavalley.org>
Subject: Jurupa Valley Self Storage

04/16/2025

Planning Commissioners/City Council Members
Jurupa City Council

Re: Letter of Support for Proposed Jurupa Valley Storage Project

Dear Planning Commissioners/ City Council Members,

I am writing to express my strong support for the proposed self-storage facility project currently under consideration in Jurupa Valley. This development represents a valuable opportunity for our community, offering both practical benefits to residents and positive economic impact for our city.

Self-storage facilities provide essential services to a wide range of users — from homeowners and renters in transition, to local small businesses seeking secure, affordable space for inventory or equipment. As our city continues to grow, the demand for accessible, well-maintained storage solutions has increased. This project is a smart, forward-thinking response to that demand.

In addition to meeting a real community need, this development will bring direct economic benefits, including job creation during both the construction and operational phases, increased property tax revenue, and the productive use of currently underutilized land. The project's design standards and management plan also reflect a commitment to maintaining neighborhood character and minimizing traffic or noise concerns.

I believe this project aligns well with the city's strategic goals of fostering responsible development, supporting local enterprise, and enhancing the quality of life for residents.

I respectfully urge you to support the approval of this project. Thank you for your time, service, and thoughtful consideration.

Sincerely,
David Bodendorf

Reynaldo Aquino

From: Grizelda Reed
Sent: Wednesday, April 16, 2025 9:13 AM
To: Reynaldo Aquino
Subject: FW: Jurupa Storage Project

Hi Rey,

This one came in last night. 😊

Grizelda D. Reed | Executive Assistant to the City Manager
CITY OF JURUPA VALLEY | T: 951.332.6464 ext. 223 | F: 951.332.6995
8930 Limonite Avenue | Jurupa Valley, CA 92509
greed@jurupavalley.org | jurupavalley.org
Connect with us on social media:
Facebook | Instagram | Twitter

From: Alyssa Millan <[redacted]
Sent: Tuesday, April 15, 2025 9:14 PM
To: Grizelda Reed <greed@jurupavalley.org>
Subject: Jurupa Storage Project

Dear Planning Commissioners and Council Members,

I hope this message finds you well. I am writing to express my strong support for the proposed Jurupa storage project in our neighborhood.

As a local resident, I believe this project would bring meaningful benefits to our community. Quality storage facilities are increasingly necessary for families and small businesses, particularly as our area continues to grow. The Jurupa storage project appears thoughtfully designed to meet those needs.

In addition, I appreciate that the project has been planned with attention to safety, accessibility, and aesthetics—ensuring it blends well with the surrounding neighborhood and upholds our community standards.

I respectfully urge you to support the approval of the Jurupa storage project. I believe it will be a valuable asset to our area, and I look forward to seeing it come to fruition.

Thank you for your time and service to our community.

Warm regards,
Alyssa Millan

Reynaldo Aquino

From: Melanie Deutsch [redacted]
Sent: Monday, April 14, 2025 6:15 PM
To: Reynaldo Aquino
Subject: Storage project - please vote no

Good evening,

I am emailing as a very concerned citizen and Jurupa Valley resident. I have seen posts about the proposal, although we did not receive a mailer about it. However I think it is not in the best interests of the city, its citizens and certainly not for the residents of nearby Riverbend community.

For starters, it will take away from the beauty adjacent to the river bottom between Jurupa Valley and Norco. Moreover, to have this self storage facility impede on the free space near the Riverbend park where children and animals freely play in a daily basis. Another reason this is not for the best interest is the unnecessary traffic as it appears the entrance would be adjacent to residences off of 68th street. Having RVs parked and left would also attract criminals unfortunately which adds to the eyesore for those who take in the beauty of the natural ambiance. And lastly, this project was never once suggested or advertised as even a possibility when Lennar was selling residences which would place those citizens who chose to make Jurupa Valley home in a dire situation to lose to natural beauty backdrop and now negatively impacting the home's values which would like cause residents to consider leaving the area adversely effecting the city.

I hope you strongly consider denying the re-zoning. The land owner knew it was not zoned for his proposed business venture of a storage facility. There is no viable justification for rezoning. Please make the residents of Jurupa valley the priority and deny the re-zoning.

Sincerely,

Melanie Deutsch
[redacted]

Reynaldo Aquino

From: Weisi Sun [redacted]
Sent: Friday, April 11, 2025 11:52 PM
To: Reynaldo Aquino
Subject: Comment on Master Application No. 20269

Hello,

As a resident of the Riverbend community, I would like to oppose the application MA20269 with the following reasons:

- **Safety consideration:** My house has been broken into a few years ago. Safety is already a concern to the community residents. Making this relatively small and irregular area does not help with the safety situation.
- **Flood consideration:** It is currently a space for watercourse and watershed. The community is deemed a flood zone and we have to pay flood insurance. With this area being converted to a storage unit, if we ever have a flood, this storage unit will not help with the flooding situation. This decision may even increase the flood insurance costs for the residents because there's no watercourse and watershed.
- **City image consideration:** The two-story structure will look super strange among all residents around it. It will not provide a better image for the city.
- **Financial benefit to the city:** This change will bring little financial benefit to the city - a business for 77 RV storage is likely to have roughly one million revenue per year, and a 650sqf office would likely provide only a maximum of 4 more job positions.

Overall, the cost and negative impact of this change surpasses the benefit and therefore I would like to request the city to reject this application. Please let me know if you have any questions.

Thank you for your consideration.
Weisi & Shenping Sheng

Reynaldo Aquino

From: Erika Soriano
Sent: Thursday, July 3, 2025 9:32 AM
To: Reynaldo Aquino
Subject: Fw: To all Jurupa Valley Planning Commissioners and Council Members re Jurupa Storage Project

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From: Robin Kilcoyne [redacted]
Sent: Wednesday, July 2, 2025 3:51 PM
To: [redacted]
Subject: To all Jurupa Valley Planning Commissioners and Council Members re Jurupa Storage Project

Re: Jurupa Storage Project, Planning Commission Date: July 9, 2025, 7pm

Dear Planning Commissioners and Council Members:

I want to express my support for the Jurupa Storage Project to be located southeast of the I-15 freeway and 68th Street in Jurupa Valley. I live a mile from the proposed project site on 6405 Dana Ave, Jurupa Valley, CA 91752 and pass by that site almost every day.

This storage space would make a wonderful addition to our city. People who park their RVs and large "toys" and "toy haulers" will have a place to store these valuable possessions other than on our small streets. There are many local residents, as well as residents from neighboring cities, that don't have a local place to store their boats and offroad vehicles. This facility is a clear-cut answer.

As for disturbing our ecosystem, this project will only take about 6 acres and the rest of the 79 acres is dedicated to preserve the habitat, not destroy it. When the area is developed, at least the area will be used for a wonderful storage facility that blends into the ranch theme of the surrounding homes of Jurupa Valley, unlike Riverbend. Additionally, the storage facility will enable our neighbors to free up our narrow neighborhood streets iby having a nearby place to store their large vehicles that overflow into the streets.

When Riverbend was created, it was built on beautiful acreage that was previously home to cows and other ranch animals. It was easy to ride horses to the riverbed and surrounding areas. Jurupa Valley residents had the beautiful view of the riverbed and BLM mountains between Norco and Riverside. The land contributed to Jurupa Valley's beautiful rural and agricultural lifestyle. Riverbend's homes now block that beautiful view and area for horseback riding. (The residents I've run into have not been friendly to those of us who ride our horses that are on the bridle path around Riverbend.)

The area of the storage facility has already been cleaned up by the property owner from trash and homeless encampments. The storage facility will have security and monitored cameras around the

facility which will aid in keeping the facility, and the neighboring homes safe from trespassers and vandals.

Will the Jurupa Storage Project block the beautiful view of the riverbed and mountains and ruin the ecosystem? No, Riverbend already did that.

I urge you to please approve the Jurupa Storage Project.

Sincerely,
Robin L. Kilcoyne
[redacted]

ELECTRONIC PRIVACY NOTICE. This e-mail including all attachments contains information that is, or may be, covered by electronic communications privacy laws, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error and then immediately delete it. Thank you in advance for your cooperation.

Reynaldo Aquino

From: Kristen Garcia [redacted]
Sent: Wednesday, July 2, 2025 11:56[redacted]
[redacted] Joe Perez
Subject: Important findings on application MA20269
Attachments: Riverbend_Community.pdf

Hello everyone,

As you all are aware, the RIverbend community has multiple concerns regarding the proposed zone change and building of a storage unit (application MA20269).

1.) Steve Galvez (Jurupa Valley 18, LP) is NOT the owner of APN 152-060-006, 152-060-007, 152-070-008. This property was SOLD on June 24, 2019 from Steve Galvez and AMC Business Ventures, LP to Southwest Resource Management Association. See attached market data # 3 and the property deed from the RIverside County Tax assessors office.

2.) Entitlement paperwork received by The City of Jurupa Valley (12/21/2020) and signed by Steve Galvez (12/20/2020) shows inaccurate information. The affidavit signed by Steve Galvez states that he is the owner of the following APN's listed below (152-020-010, 152-060-009, 152-060-007 and 152-060-006). See attached entitlement paperwork pages 1-3.

3.) The environmental report published April 5th 2023 clearly states indiscrepancies with the APN's. The report published by South Shore Environmental states that Mr. Steve Galvez represented himself as the owner of the APN's listed below (152-020-010, 152-060-009, 152-060-007) and states " the property was acquired in June 2017." The property was purchased by Steve Galvez Feburary 22, 2019 and sold June 24, 2019. Please see attached form listed "Phase 1 Enviornmental Site Assessment"

4.) The notice given to community of Riverbend for the April 23, 2025 planning commission meeting states that the applicant listed is Jurupa Valley 18, LP. The new notice received by the Riverbend community now shows the applicant as Steve Galvez. The meeting set forth on April 23, 2025 was rescheduled for July 9, 2025 however information regarding the APN's and Applicants name has changed. The Applicant listed in the April 23rd meeting has actually withdrawn his limited partnership of Jurupa Valley 18, LP as of 8/27/24 which is before the letter went out to the community. Please see attached form from the State of California listed as " Withdrawal by Limited Partner Ca Limited Partnership".

5.). Please see the attached letter and picture sent to the Community of Riverbend by Mr. Steve Galvez. The information is indeed misleading and a misrepresentation of the plans actually

submitted to the City of Jurupa Valley. Draw your attention to the picture missing half of the project.

In regards to the affidavit, California penal code 115 states the following " Filing a False Document under California Penal Code Section 115 PC makes it a felony to file any forged or false document with a public office.

The City of Jurupa Valley requirements for affidavits state the following "Filing a false affidavit in Jurupa Valley, California, carries serious legal ramifications, as it constitutes the crime of perjury. Perjury is defined as knowingly making a false statement under oath, and in California, it's governed by Penal Code Sections 118 through 131". While we understand he may have subsequently submitted the appropriate documents, it does not justify the date and signature on the initial application and affadavit filing.

In light of the information shared, we are requesting that you stop this project all together due to the misinformation given to the City of Jurupa Valley and the deliberate and intentional misrepresentation that has gone on. This land is already in conservation with Southwest Resource Management and needs to stay that way.

We are also asking that this builder no longer be able to submit any plans to the City of Jurupa Valley for building purposes, entitlements or requests for change of zones.

We are confident that you will do the right thing for the community and rectify the wrong doings of all the blatant misinformation distributed by The City of Jurupa Valley and Steve Galvez (Jurupa Valley 18,LP).

Please see the pdf attached with all the documentation listed above.

Thank you for taking the time to read our findings and concerns regarding this matter. Our community means so very much to us.

Kristen Garcia and Jennifer Toner
Riverbend residents

Reynaldo Aquino

From: Jennifer Jackson <[redacted]>
Sent: Monday, April 21, 2025 8:33 PM
To: Reynaldo Aquino
Subject: Opposition to Proposed Storage Unit at the Southeast Corner of I-15 Freeway and 68th Street

Dear Mr. Aquino,

I am writing as a concerned resident of Jurupa Valley to express my opposition to the proposed construction of a storage facility at the southeast corner of the I-15 freeway and 68th Street.

This area serves as a key visual gateway into our community, and I believe a storage unit at this location would not align with the vision or aesthetic we strive for in our city. Rather than enhancing the surrounding environment, such a development would detract from the overall appeal of the area and could hinder future opportunities for projects that bring greater long-term value to our residents.

Additionally, storage facilities typically generate low foot traffic and provide minimal community engagement or benefit, especially when placed in such a prominent and visible location. Our community would be better served by a development that promotes economic activity, supports local families, and contributes positively to the character and growth of the neighborhood.

I urge you to reconsider this project and explore alternative uses for the land that align with the broader goals of the community and city planning vision. Thank you for your time and consideration.

Sincerely,

Jennifer Jackson

Reynaldo Aquino

From: Vanessa Urueta <[redacted]
Sent: Monday, April 21, 2025 9:10 PM
To: Reynaldo Aquino
Cc: [redacted]
Subject: Proposed plans for self storage structure
Attachments: Scanned from a Xerox Multifunction Printer.pdf

Hello Mr. Aquino,

My name is Vanessa Urueta Mares, I am a real estate broker that has assisted Kristen Garcia and her family in several real estate transactions, including the purchase of her home located at 12155 Tributary Way located in Jurupa Valley. This is one of the properties that would be directly affected by the self storage unit building should it be allowed to be built.

Mrs. Garcia has asked me to submit a letter expressing my professional opinion in regard to how this building could negatively impact the future value of their home.

Please see the attached letter. I thank you in advance for reviewing this letter.

Kind Regards,

VANESSA URUETA
Broker / Owner DRE #01732351
www.soldbyjoseandvanessa.com
626.347.4045
550 E BADILLO ST. COVINA, CA 91723
VISMAR REAL ESTATE
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Andres and Sandra Alvarez
[redacted]

04/23/2025

City of Jurupa Valley
Community Development Department
Reynaldo Aquino, Senior Planner 8930 Limonite Avenue
Jurupa Valley, CA 92509

RE: **Opposition to Proposed Self-Storage Project on 89.34-Acre Site Near Santa Ana Riverbend Case # MA20269**

Dear Members of the Jurupa Valley Planning Commission,

We are writing as a concerned resident of Jurupa Valley to respectfully express my strong opposition to the proposed development of a 135,035-square-foot, two-story self-storage facility with associated office space and 77 recreational vehicle storage stalls on the 89.34-acre site currently designated as open space recreation.

When I purchased my home in 2017, one of the most compelling reasons for choosing this neighborhood was the peaceful walking trail that leads into the beautiful Santa Ana Riverbend area. This trail, which winds through natural open space, provides an invaluable refuge not just for residents, but also for the local wildlife — including several endangered species that rely on this protected land.

The proposed project would not only destroy this serene and ecologically sensitive environment, but it would also:

- **Increase traffic congestion** in an area not designed for commercial access and large vehicle flow,
- **Introduce excessive noise and light pollution**, disrupting both the neighborhood and the surrounding habitat,
- **Create a visual eyesore**, replacing natural beauty with industrial structures,
- **Threaten the delicate ecosystem** that supports local flora and fauna, some of which are protected,

- And **degrade the quality of life** for families who moved here precisely for the tranquility and natural surroundings.

Rezoning this space from open space recreation to commercial retail contradicts the vision many of us share for our community — one that values sustainability, environmental preservation, and responsible development.

I urge the Commission to deny this proposal and preserve the integrity of the land and the well-being of the community. Please consider the long-term environmental, aesthetic, and social consequences of such a project, and stand with residents who want to protect what makes Jurupa Valley a uniquely livable and beautiful place.

Thank you for your time and consideration.

Sincerely,
Andres and Sandra Alvarez

Reynaldo Aquino

From: Ramapriya Rengarajan [redacted]
Sent: Wednesday, April 23, 2025 11:53 AM
To: Reynaldo Aquino
Subject: Storage area near Riverbend Park

Good Morning,

As a resident near Riverbend park, I am writing this email requesting not to build a storage near the Riverbend park. Your help would be greatly appreciated.

Thank you,
Priya.

Reynaldo Aquino

From: Jeffrey Vu [redacted]
Sent: Wednesday, April 23, 2025 12:27 PM
To: Reynaldo Aquino
Subject: MA20269 Zoning Change

Hello,

I would like to express my opposition to the changing of zoning at the 15 and 68th. I oppose the construction of a storage facility. As a resident of the Riverbend community, I would not want that facility in my backyard. As a law enforcement officer for an Orange County agency, I know that storage facilities are targets for burglaries. Criminals get access to a lot of property in a small area. Even with state of the art security cameras, key card/code access, all of the storage facilities in the city I work fall victim. This will attract criminals to the area, especially with freeway access in close proximity. The view of the riverbed from our neighborhood park will then include more concrete and structures.

Respectfully,

Jeffrey Vu

Reynaldo Aquino

From: Susie Smart [redacted]
Sent: Wednesday, April 23, 2025 11:05 AM
To: Reynaldo Aquino
Subject: Master Application No. 20269, public comment

Hello,

I hope this email finds you well. Although I am not a resident of Jurupa Valley, my child goes to Louis VanderMolen Elementary, we have friends in the Riverbend community, we frequent the Riverbend park regularly, and my family and I drive down 68th Street every day, some days more than twice. We're not residents of Jurupa Valley, but please do not brush my concerns aside as I live just beyond the I-15's overpass and the proposed project would still affect us. To be very clear, I am in opposition to MA 20269.

My initial concern with this is obviously safety. With the school less than .5 miles away from the proposed project site and entry way, I would be concerned with the increase in traffic. If this project were to proceed, there would be an increase in traffic during school drop off and pick up during the construction phase. With a project that is expected to be 14+ acres including a resoiling to elevate the project out of the floodplain, I imagine it would take at the very least a year to build. Parents that need to drop off their student(s) to school, to rush off to work or other appointments or obligations do not want to have to fight with construction vehicles. We fight enough already with each other to get our children to school on time. The school has over 950 students, and that doesn't include the teachers and staff members that work there. We have multiple crosswalks, again, just .5 miles away from the entryway of the project site and so many near-accidents happen near that area because people miss the stop sign, people are trying to get their children to school, school busses are driving in, staff members are coming into work, etc. These are just everyday occurrences without the obstacle of unfamiliar drivers in the area or large vehicles and frankly, I'm hard pressed to believe that any parent would be accepting of these added complications. After the construction phase, while there might not be many cars, RVs, etc.driving all hours of the day and night through the facility, by having such a large open space, you invite the opportunity to have vandalism, theft, and vagrants in the area. I understand the project is expected to have high-resolution cameras on the perimeter and within, but there are already issues in that land with vagrants, rampant drug use, and littering. If there's a will, there's a way and I believe many that "camp out" in that area will find a way to be just beyond the borders of the facility which just puts them closer to the public park. As a parent, I'm opposed to this project just on the issue of safety alone for my child.

I may have missed it in the documentation, but I do not recall seeing what the proposed generated income would be for the city. Was a fiscal study done? Would the generated income be worth more to the city than adhering to the constituents that are vehemently opposed to this project? I understand that the community and surrounding cities are growing and with a higher population of constituents coming into the area, there will be a need for more space. Affordable housing is a serious issue, not just in the city of Jurupa Valley and space within homes are also limited. The need and desire for public storage is present; however, the cost of using a public storage facility could be a higher burden for the residents than they realize. There was no mention of what the cost of renting each space would be in the staff report or project plans.

The letter written by Mr. Galvez's lawyer it mentions that since the inception of the project, it has been "designed to respect... the natural environment, but also the rich equestrian and agricultural history of the City." If the project is to respect the natural environment of this watercourse, watershed and conservation land, how would building a 135,035 square foot Zinc Gray storage facility help to promote that? The Jurupa Valley's vision statement states: "Jurupa Valley is a special city characterized by its small-town feeling, exceptional natural beauty, and distinctive communities; whose citizens enjoy healthy active lifestyles and a prosperous economy." This vision statement is aspirational, but how is having a two-story storage facility something that promotes a small-town? How does this promote the natural beauty of the space? Perhaps, instead of determining if a self-storage facility should be placed in there, the city could inquire on making this space something for equestrians and equines. Jurupa Valley 18, LP purchased this land knowing that this was conservation land. On page two of the letter written by Mr. Galvez's lawyer, she mentions that the "balance of the acreage....[will be] preserved as open space in perpetuity." Was this also part of the contract when he purchased this land? Should he be using the acreage of the land as conservation in perpetuity? If so, will he be back years down the line trying to do this once again, until a majority of the land is rezoned as commercial use? What sort of precedent is the City setting by approving this rezoning?

I read the staff report and aside from the duplicate letters of support that were posted in the report giving an inflated sense of support, a majority of those in support of the project reside in the Vernola Apartments complex, a community that would not be directly impacted by having a 15+ acre storage facility being built behind them. Some letters of support were people that were in cities 13 and 14 miles away from the proposed project site, one of which is technically in another county. Approximately three residents in the Riverbend community which houses at least 365 residents, surveyed in support of the build. I would be curious to know if there was a wider net cast, if Riverbend and surrounding areas would still show a high support for this project.

The biggest concern I have is not the large storage facility that is being proposed, but the crux of the request - to change the land use completely. It currently is listed as watercourse, watershed and conservation and to rezone this land use as commercial could bring a host of issues in the future. We would all like to believe that projects go through without any hiccups or projects falling through completely, but that is not the case. Jurupa Valley 18, LP or Mr. Galvez could have the best of intentions, but he cannot guarantee that he can follow through with his project. While I still strongly urge the planning commission to deny this rezoning, if it *has* to go through, I request that the planning commision put limitations on the allowable uses with the commercial land use designation change, to prevent future (more intense) commercial development from being developed in that location.

I thank you for the time you take to read each public comment and your commitment to the constituents of your city, in ensuring that decisions are made best for the whole.

With kind regards,
Susie Smart

Reynaldo Aquino

From: jayashree nandakumar [redacted]
Sent: Wednesday, April 23, 2025 8:18 AM
To: Reynaldo Aquino
Subject: Regarding proposal for upcoming storage unit near Santa Ana river basin

Respected sir,

As a resident of the Riverbend community I'm shocked to learn that an area that serves like a sanctuary to birds and animals is about to be destroyed to make room for a storage unit. Building a commercial storage unit will not only create traffic congestion in the future but also affect the quiet and peaceful environment of our community. I request that the proposal to build a storage unit be rejected.

Sincerely,

Jayashree Nandakumar
[redacted]
CA 91752

Reynaldo Aquino

From: pallavi bhanderi [redacted]
Sent: Wednesday, April 23, 2025 10:02 AM
To: Reynaldo Aquino
Subject: Opposition to Public Storage by Riverbend community Park

Hello,

This is Pallavi Patel, and I am a resident at [redacted] **Dr Jurupa Valley, CA 91752**
As a resident of this community, we are strongly opposed to the development of any public storage facility in close proximity to our neighborhood. Our primary concern is the safety and well-being of our families and neighbours. Public storage facilities often attract increased traffic and activity that may not align with the quiet, residential nature of our community. Additionally, they can raise security concerns and impact the overall sense of safety that we work hard to maintain. For these reasons, we respectfully request that any plan for such a facility near our residential area be reconsidered.

Thank you,
Pallavi Patel

Reynaldo Aquino

From: Martin Rodriguez [redacted]
Sent: Tuesday, April 22, 2025 8:06 PM
To: Reynaldo Aquino
Subject: No on building storage units.

Hello, I am a resident of Riverbend community and I oppose the building of storage units!!

Martin

Reynaldo Aquino

From: yash patel <[redacted]
Sent: Tuesday, April 22, 2025 7:09 PM
To: Reynaldo Aquino
Subject: Opposition to Proposed Storage Facility – Case No. MA20269

Dear Mr. Aquino,

I am a homeowner in the Riverside community and am writing in reference to Case Number MA20269, which involves the proposed development of a two-story self-storage facility and RV storage units near the intersection of the I-15 Freeway and 68th Street.

I would like to formally express my strong opposition to this project. The proposed use is not compatible with the surrounding residential neighborhood and raises significant concerns for local homeowners. Specifically, the development of storage units in close proximity to our homes poses potential security risks, may increase unwanted traffic, and could result in a general decline in the quality of life for residents. Additionally, this type of development may lead to increased noise, reduced property values, and ongoing nuisance concerns.

As members of the community, we believe it is crucial to prioritize developments that support residential integrity, safety, and the well-being of families who have made long-term investments in this area.

I respectfully urge the Planning Commission to reconsider this proposal and to seek alternative projects that align better with the needs and values of the surrounding residential communities.

Thank you for your time and consideration.

Sincerely,

Yash Patel

Reynaldo Aquino

From: Phuong Thai <[redacted]
Sent: Tuesday, April 22, 2025 12:35 PM
To: Reynaldo Aquino
Subject: Oppose storage unit

Hello, I am a resident of Riverbend community and I oppose the building of storage units!!

Get Outlook for iOS

Reynaldo Aquino

From: April Bell <[redacted]
Sent: Tuesday, April 22, 2025 12:36 PM
To: Reynaldo Aquino
Subject: Case number MA20269

Hello,

I strongly oppose the proposal to change the zoning of the southeast of I-15 freeway and 68th street. I oppose the use of that land for building a warehouse or RV storage. When we purchased our house in the Riverbend neighborhood, we were told there would be nothing built there as it is a flood runoff zone. When the Riverbend park was built, we were told they would put in soccer fields there. If this zone is amended to build a storage unit it will most likely increase the traffic and homeless population in the area. The home values will drop and the people who live here will suffer. Please do not approve this amendment or zone change.

Thank you,

April Bell

Riverbend resident
Sent from my iPhone

Reynaldo Aquino

From: J H <[redacted]
Sent: Tuesday, April 22, 2025 12:59 PM
To: Reynaldo Aquino
Subject: Proposed storage unit on 68th St and 15fwy

I'm writing in oposition of the storage unit development on 68th and the 15fwy. It is going to cause severe light pollution at all hours of the night. It will attract more crime due to the homeless population living near the river. This project demonstrates poor city planning by allowing it to be in a residential area. Big metal buildings are ugly and it will be the "welcome to Jurupa Valley" sign on the 15 fwy.
Regards,
Jeff Hartmann, resident and home owner in Riverbend.

Reynaldo Aquino

From: Carly G. <[redacted]
Sent: Tuesday, April 22, 2025 1:42 PM
To: Reynaldo Aquino
Subject: STOP THE REZONING AND BUILDING OF STORAGE UNIT

Hi,

I am NOT interested nor do I want the area behind my community rezoned so a storage unit can be built by Steve Galvez. The community does **NOT** want this built as it will absolutely destroy the habitat and environment of so many creatures living in the area, destroy our scenery and nature that gives us a place to enjoy time away from city-life WITHOUT driving further than needed, destroy our lives and areas where we can go easily for hikes, walks, and play time with our family, friends, and pets. The proposed area also provides some distance of protection where when a fire occurs, there is enough space to give us time to evacuate, and it is common knowledge that the Santa Ana river bottom does catch fire.

While the current zone may not bring profit for Steve Galvez and all those involved in the project, it does bring value differently--it gives folks a chance to breathe and enjoy some solitude. Additionally, with the building of this Riverbend community, it has increased the property and home since its completion. In our community, homes are purchased for 800k-1 million+ dollars. Since the purchase value is high, this means that other homes and property within Jurupa valley are priced much higher than it was **BEFORE** Riverbend was built. And part of what makes the Riverbend, and thus Jurupa Valley, so attractive is the nature and scenery, which means it makes it a place that is popular for purchase and when home purchase price increases, so does the home and property value.

Rezoning and building a storage unit decreases Riverbend and Jurupa Valley's home prices and attractability because instead of looking at nature and being this close to nature, you're looking at this giant storage unit that brings no value to our community and city. Steve Galvez does not live in Jurupa Valley. He does not know what the area does for our community, our city, and our mental, emotional, and social well-being. All he cares about is increasing his profit, his wallet, and his bank account without any consideration or thought of the severe impacts.

Thank you for your time.

Carly G.

Reynaldo Aquino

From: DICK LOO <[redacted]>
Sent: Monday, April 21, 2025 1:56 PM
To: Reynaldo Aquino
Subject: Opposition to change portion of property from Watercourse, Watershed and Conservation Areas to establish mini-warehouse OR RV storage

To: Mr. Reynaldo Aquino - Senior Planner

I am writing this email to opposite the change of portion property areas to establish mini-warehouse or RV storage near our residential area in Riverbend community.
Most of our community residents do not support the building of the storage units southeast of the 15 freeway and 68th street. We don't need it and do not want it there.
We strongly request The City of Jurupa Valley DO NOT REZONE that space and keep it as Watershed/conservation land.
The change will cause more traffic issue and safety issue near our community and too crowded.
Please have a serious and long-term consideration to our residents before The City of Jurupa Valley makes any wrong decision.
Thank you for your kind attention and understanding to this matter!

May Lo / Wan Loo / Tiffany Loo
Residents in Riverbend Community

Reynaldo Aquino

From: Md Rivera [redacted]
Sent: Monday, April 21, 2025 7:53 AM
To: Reynaldo Aquino
Subject: Opposition on Storage Unit in Riverbend community

Raquino,

I'm emailing in opposition to the zone change near the Riverbend community.
My family and I have been going to the Riverbend park and it's trail hay leads towards the freeway for over 5 years and love the trail and Riverbend park as it is and a storage unit would ruin that home/safety/nature feeling we love.

The conservation land deserves to stay that way for both the best interest of the community, to protect the river and animals and preserve the natural green space.

Thank you,
Martha Rivera

Reynaldo Aquino

From: Mario A. Garcia [redacted]
Sent: Sunday, April 20, 2025 6:59 PM
To: Reynaldo Aquino
Subject: Strong Opposition to Project MA20269

Dear Mr. Aquino,

I am writing to formally express my strong opposition to project MA20269. As a dedicated tax-paying member of our community, I feel compelled to voice my concerns regarding this proposal, which I believe fundamentally undermines the core values that our city established in the 2017 "General Plan."

The decision to rezone the area from W-1, which is intended for agricultural use, to a Commercial designation in order to accommodate a storage facility poses a significant threat to the integrity and value of our neighborhood. This change not only disrupts the intended use of the land but also jeopardizes the investment that my family and I made when we purchased our home, a decision grounded in the understanding that the surrounding land would remain dedicated to agriculture.

It is deeply troubling that the city would consider such a move, as it diminishes the character of our community and directly affects property values in the area. I would like to understand what steps the city plans to take to mitigate the adverse effects of this decision on the property owners in our community.

Thank you for your attention to this important matter. I look forward to your response.

Sincerely,
Mario A Garcia

Reynaldo Aquino

From: amer ashouri <[redacted]
Sent: Sunday, April 20, 2025 1:42 PM
To: Reynaldo Aquino
Subject: Strong Opposition to Proposed Zoning Change and New Storage Facility

Dear Reynaldo

I am writing as a concerned homeowner in the Riverbend Community regarding the proposed zoning change and the construction of new storage units near our community.

My family and I chose to invest in our home here, paying a premium for its serene view of the park and the tranquil environment it offers. The introduction of a storage facility would not only obstruct this cherished view but also alter the character of our neighborhood, potentially affecting property values and the quality of life we've come to appreciate.

Furthermore, the necessity of additional storage units in our area is questionable. Within the 91752 ZIP code and its vicinity, there are already numerous storage facilities

The presence of these facilities indicates that the demand for storage units is already being met, making the construction of another facility redundant.

This proposed development seems to primarily benefit the city's tax revenue without offering tangible advantages to the residents. The potential increase in traffic, noise, and disruption during construction and operation phases would further detract from the community's well-being.

I urge you to reconsider this zoning change and prioritize developments that enhance our community's residential nature and the quality of life for its residents.

Thank you for taking the time to consider our concerns.

Sincerely,
Amer Ashouri

[redacted]

Reynaldo Aquino

From: 心怡 [redacted]
Sent: Saturday, April 19, 2025 3:53 PM
To: Reynaldo Aquino
Subject: Opposition to MA No. 20269 – Concerns from a New Community Resident and Mother

Dear Mr. Aquino,

As a mother and a proud resident of one of Jurupa Valley's newest neighborhoods, I am writing to express my strong opposition to the proposed development under Master Application No. 20269. This plan, which includes a self-storage facility and RV storage, does not reflect the vision we had when choosing this community to raise our families.

We moved here full of hope—believing this area would be a peaceful, beautiful, and family-friendly environment. Many of us chose this neighborhood because of its open spaces and natural surroundings. Turning a large area into a commercial site for vehicle and storage units would significantly **damage the natural landscape and alter the character of our growing community.**

We respectfully urge the city to invest in facilities that **enhance community well-being**—like parks, walking trails, libraries, or family recreation spaces—not projects that invite traffic, reduce aesthetic value, and provide little benefit to local residents.

Please help us preserve the charm and potential of this new neighborhood by rethinking this plan.

With care,
Vivian Tsai
Resident of [redacted]

Sent from my iPhone

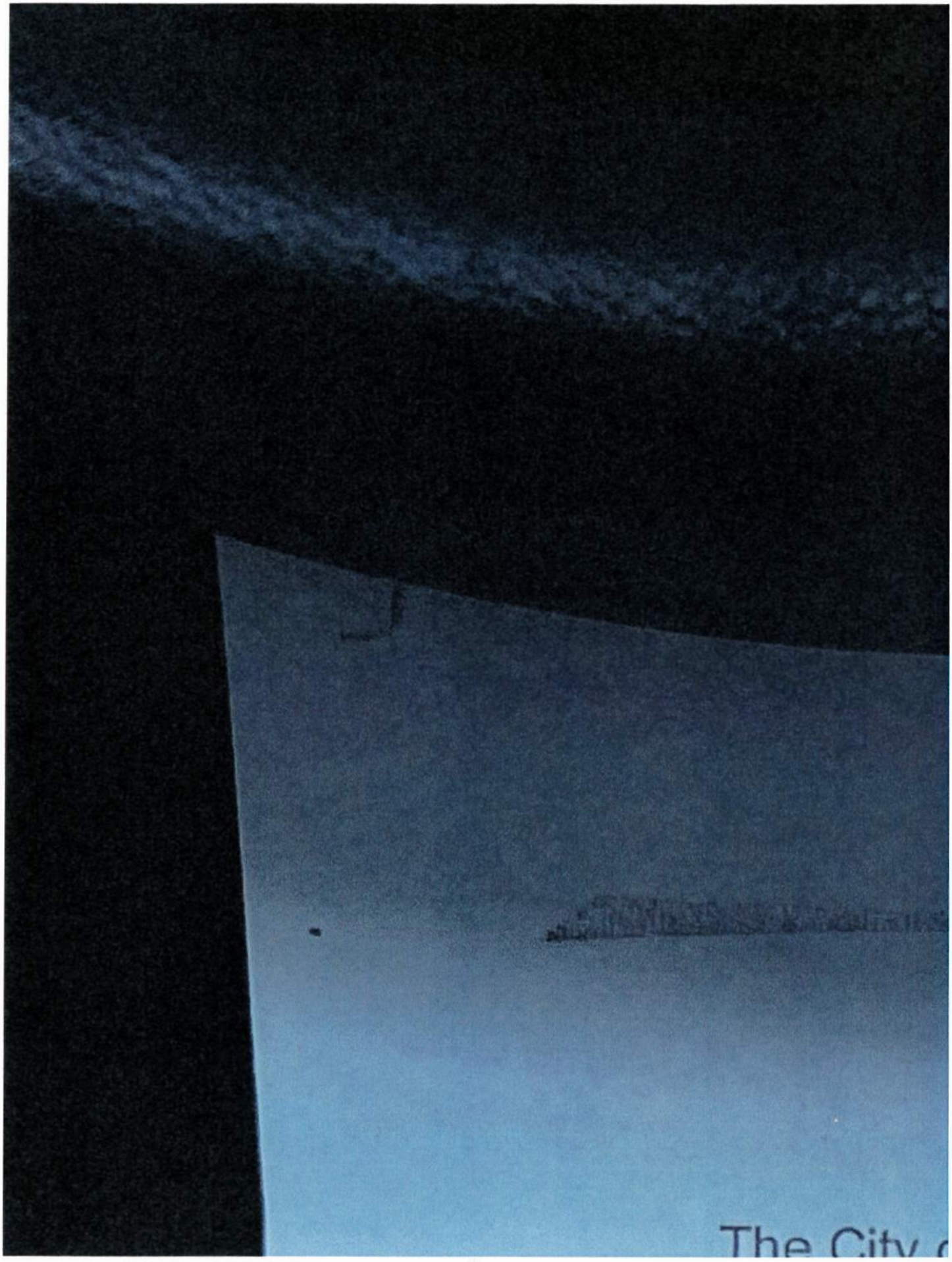
Reynaldo Aquino

From: Devin Rangel [redacted]
Sent: Saturday, April 19, 2025 2:11 PM
To: Reynaldo Aquino
Subject: Appeal of Change Of Zoning | Riverbend Resident

Good afternoon,
I just signed a petition for the rejection or repeal of the change of zoning near Riverbend community. Please see flyer attached for reference of exact case

My boyfriend, Patrick Keller, and I - Devin Rangel, own and reside in Riverbend Community in Jurupa Valley near Goose Creek Golf course at 12184 backwater way Jurupa valley. We do not support this and do not want a public road right behind our home. We do not a storage unit right behind our home and community the freeway noise is bad as it is and this would add to the noise and be a disturbance to our community. It would ruin the view from the trial and damage our property values.

We do not support.


The City

Reynaldo Aquino

From: Jackie Piddington [redacted]
Sent: Saturday, April 19, 2025 1:59 PM
To: Reynaldo Aquino
Subject: Riverbend- Keep it without the storage unit

Good afternoon,

I am a Riverbend resident since 2018. This land behind Tributary should stay conservation land! The storage unit would create more traffic and it would ruin the conservatory land! We were never told about this storage unit when we bought! It isn't in line with the Jurupa Valley general plan! We should keep the nature and not allow the storage unit! I am against having the building there! As a Riverbend owner we need to keep it conservatory land!! No on the storage unit!!! Thank you for your time!

Jackie Piddington

Sent from my iPhone

Reynaldo Aquino

From: Judy Karen <[redacted]
Sent: Saturday, April 19, 2025 1:57 PM
To: Reynaldo Aquino
Subject: Opposing the establishment of Mini-warehouse

Opposing the establishment of mini-warehouse at the Southeast of 1-15 freeway and 68th street

JudyKaren

[redacted]
Believe in a Brighter Finacial Future

Reynaldo Aquino

From: Marina & Michelle McLaughlin-Chan [redacted]
Sent: Saturday, April 19, 2025 1:42 PM
To: Reynaldo Aquino
Subject: Opposition to Proposed Storage Unit and Rezoning Behind Tributary

Dear Mr. Aquino,

We are writing as concerned residents of the Riverbend community to express our strong opposition to the proposed rezoning and development of a commercial storage facility directly behind our neighborhood.

Locating a storage unit in such close proximity to a residential area raises several serious concerns:

1. Incompatible Land Use
A storage facility is not in keeping with the character or purpose of a family-oriented, residential community. This type of commercial use is better suited to areas already zoned for light industrial or mixed-use—not peaceful residential neighborhoods like ours.

2. Negative Impact on Property Values
Commercial storage developments have been shown to reduce the value of nearby homes, making the area less attractive to current homeowners and potential buyers alike.

3. Increased Traffic and Noise
These facilities typically bring frequent vehicle traffic, including large trucks and vans, which poses a safety risk for children and pedestrians and disrupts the quiet nature of the neighborhood.

4. Security and Privacy Concerns
A storage unit can attract non-residential foot traffic, increasing the risk of crime and compromising the sense of safety and privacy that residents currently enjoy.

5. Environmental and Aesthetic Impact
Construction would likely involve grading, paving, and tree removal, all of which would damage the natural landscape. The structure itself would be visually intrusive, diminishing the area's overall aesthetic and livability.

6. Troubling Precedent
Approving this rezoning could open the door for further commercial development in residential zones, setting a precedent that puts community character and long-term planning at risk.

We respectfully urge you and the Jurupa Valley board to deny the rezoning request and instead preserve the residential nature of the land behind Tributary. There are more suitable locations for a storage facility that would not compromise the integrity, safety, and appeal of our neighborhood.

Thank you for your time and consideration. We hope you'll join us in protecting what makes Riverbend a place we're proud to call home.

Sincerely,

Marina McLaughlin & Michelle Chan
Tributary Way Homeowners
Riverbend Community

Reynaldo Aquino

From: Daniel Dalessandro <[redacted]
Sent: Friday, April 18, 2025 3:27 PM
To: Reynaldo Aquino
Subject: Proposed Storage facility

I would like to voice my opposition to the proposed zone change for building a storage facility in the nature area in the Riverbend Community. This storage facility does nothing to benefit this community and will be an eyesore that will take away the beauty of the area and when entering Jurupa Valley.

Walking the Santa Ana river and the trail provides me the opportunity to see many species of animals and birds, and enjoy the beautiful natural environment.

I would like the area to stay as it is, for the environment, the animals, the birds, and especially for the Riverbend Community.

Sent from my iPhone

Reynaldo Aquino

From: GEORGIA D ALESSANDRO <[redacted]
Sent: Friday, April 18, 2025 3:11 PM
To: Reynaldo Aquino
Subject: Proposed storage facility

Please be aware that there is widespread resident opposition to the proposed zone change in the Riverbend community. Our community does not need or want more storage units.

The value for our community is in the natural environment in our backyards. I personally walk the trail daily and love, enjoy, and appreciate the beautiful environment. This proposal would destroy the environment and ruin the beautiful scenic views. This nature area is what makes our community special, unique, enjoyable, and a truly unique place to live.

Please do the right thing for the residents in this community and oppose this destructive zone change.

Thank you.
Sent from my iPhone

Reynaldo Aquino

From: Kristen Garcia <[redacted]
Sent: Friday, April 18, 2025 11:32 AM
To: Reynaldo Aquino
Cc: Guillermo Silva; Chris Barajas
Subject: Proposed zone change opposition

Hello Mr. Aquino,

I am writing as a resident of the Riverbend community. I am adamantly opposed to the proposed zone change and the possibility of a storage unit being built.

I live on Tributary way at the corner of Cove. My home and family will be directly impacted by these proposals. According to the proposal, water and sewer lines directly in line with my home will be accessed. The disruption to our daily life simply isn't right. All of this directly impacts our quality of life and even our property value.

When we purchased our home in 2018, the zoning was watershed/conservation. We purchased in Jurupa Valley because of both the zoning for that land and the City of Jurupa Valleys general plan. The "City of Jurupa Valley community value statement" mentions scenic views, natural environment, and the Santa Ana River as community values. It also mentions protection of the river bed and plain as well as wildlife. The statement says the City intends to PROTECT these entities. How does any of this project or zone change align with those statements upon which are reason we decided to purchase our home. The General plan advisory committee identified several assets, issues and needs when it was adopted in 2017. A few important elements within their plan were air quality, community safety, environmental justice, housing, land use, noise and OPEN SPACE/CONSERVATION. A key focus identified by both City Council and the Planning Commission was preserving the natural open space within Jurupa Valley. This included "expanded protection for residential areas to prevent conflicts with industrial land uses." Worth noting specifically is the Conservations and open space element. This portion makes mention of "programs to protect natural resources and open spaces, including natural habitat areas, environmentally sensitive areas, watersheds, recreation areas, agricultural land, and other open space amenities. Some of the key policies of the element address the protection of significant trees and vegetation, wildlife corridors, and cultural resources. In addition, policies are included regarding preserving scenic corridors and dark night skies in Jurupa Valley." How can the city explain to residents how that statement aligns with taking away watershed/conversation land for commercial building?

We have lived here since 2018. We enjoy the view of the beautiful tress from our windows, seeing the various animals and taking our children on the trial. What about the many species that will be impacted by this project? Burrowing owls, riparian birds and vegetation, the incredible condors just to name a few. The highest concentration of Least Bells Vireo live at the Santa Ana River. If you were not aware they are a state and federal endangered migratory songbird. The lighting, construction noise and carbon footprint of this zone change and project would not only impact the human population that lives here but would have significant impact on the wildlife.

We purchased our home in 2018 because the current city zoning codes aligned with the community values statement. Steve Galvez purchased the property in 2019 when our community was already well established. He purchased knowing families lived here, the zoning and the very clearly laid out values of The City of Jurupa Valley. He chose to make his purchase informed of what he was getting himself into. The homeowners in Riverbend purchased under the pretense that the zoning would not change much less change to COMMERCIAL which is the exact opposite of the values of the city.

The community was not informed about the notice of intent to adopt a MND. Had the community been notified, i most definitely would have submitted public comment. This project should NOT under any circumstance be an MND but in actuality it should be an EIR. That seems pretty clear with the proximity to the riverbed.

Nothing about this project benefits the Riverbend community. We don't need it and will benefit nothing from it. In actuality, we receive all the negative impact but benefit absolutely nothing. I have spoken with a real estate agent who notified me of how a commercial building so close to my home will negatively impact my property value. How does the city propose to fix that? Its "barn/farm" aesthetic has nothing to do with our community aesthetic. Nobody in Riverbend owns horses which is why we enjoy the beauty of the trail so much. Most storage units have metal roofs which will reflect heat directly onto my home. While some of these issues may have resolutions, what does the city propose to do regarding the negative impact on the property values of homeowners in Riverbend?

While i could continue with so many reason why this should not move forward i will end with this. Myself and my family do NOT support the proposal of a rezone or the commercial building upon land that deserves to stay as watershed/conservation in line with the City of Jurupa Valleys core values. I implore the City of Jurupa Valley to honor their own values and deny this proposal from moving forward.

Thank you for taking the time to read a few reason about why i so strongly oppose this project.

Thank you,

Kristen Garcia
Riverbend Homeowner

Reynaldo Aquino

From: Jennifer Le Vasseur <[redacted]>
Sent: Thursday, April 17, 2025 6:03 PM
To: Reynaldo Aquino
Subject: Storage unit/zone change for Riverbend community

Good evening,

I'm extremely disappointed to have received this letter in regards to a change in zone from watershed/conservation to commercial use. To my surprise this board and planning commission failed to notify the riverbend community in March for a change in MND review when this directly impacts our community and environment but you sent us a letter when it is in the final stage.

Has an EIR been performed for this proposed project? If not why? Did you consider the amount of animals and our California condors this will effect not to mention the day to day of our community?

My family and the community of Riverbend have been fighting this harassing, nasty human of a man since 2019. We as a community are directly impacted negatively with no benefit. How is this ok?

You are allowing the destruction of greenspace which is part of the fundamental goals of our city. How can you think building a storage unit behind a well established community is in their best interst when we have a beautiful walking trail meant for horses and people. We are going to be staring at a storage unit not to mention the carbon footprint this places on our community.

It's horrible that you will allow this man who is lining pockets in the community to get what he wants for his pockets and his pockets only. The city of jurupa valley works for the people living here not for people who will come in and destroy a community and sell it off just like this man has done time and time again in other community's just like this one.

My family and I are in opposition of this project. My familes home and I are directly impacted because of this zone change proposal. This proposed storage unit will be directly behind my house not to mention the road also behind my home.

Once again we are in strong opposition of the re zone.

Thank you,
Jennifer Toner

Yahoo Mail: Search, Organize, Conquer

Reynaldo Aquino

From: quang tran [redacted]
Sent: Thursday, April 17, 2025 7:55 PM
To: Reynaldo Aquino
Subject: Storage Unit

Quang Tran
([redacted]
April 17, 2025

Dear Mr Reynaldo Aquino,

I am writing as a concerned homeowner regarding the proposed development of a self-storage facility directly behind my property located on Tributary Way. I respectfully urge you and the planning department to reconsider this proposal for several important reasons.

As someone who has invested in this home not just financially but emotionally, I am deeply concerned about the negative impacts this type of development could bring to our residential neighborhood. Self-storage facilities are not designed to integrate into the character of a family-oriented, residential area. They are typically large, industrial-looking structures with increased traffic, lighting, and potential for loitering or security issues. This would fundamentally change the feel of our neighborhood, reduce the sense of safety, and likely impact property values—including my own.

Beyond aesthetics and security, the increased traffic—especially during off-hours—raises significant concerns. Unlike residential or even small commercial developments, storage units tend to attract sporadic traffic throughout the day and night, which could disrupt the peace and quiet we currently enjoy.

I fully understand and support the need for smart growth and thoughtful development in our community, but I believe a self-storage facility is more appropriate for a commercial or industrial zone—not directly adjacent to established homes.

Thank you for considering my concerns as part of your planning review process. I trust that the long-term character and livability of our neighborhood will be given careful weight in this decision.

Sincerely,

Quang Tran

Reynaldo Aquino

From: Weisi Sun [redacted]
Sent: Friday, April 11, 2025 11:52 PM
To: Reynaldo Aquino
Subject: Comment on Master Application No. 20269

Hello,

As a resident of the Riverbend community, I would like to oppose the application MA20269 with the following reasons:

- **Safety consideration:** My house has been broken into a few years ago. Safety is already a concern to the community residents. Making this relatively small and irregular area does not help with the safety situation.
- **Flood consideration:** It is currently a space for watercourse and watershed. The community is deemed a flood zone and we have to pay flood insurance. With this area being converted to a storage unit, if we ever have a flood, this storage unit will not help with the flooding situation. This decision may even increase the flood insurance costs for the residents because there's no watercourse and watershed.
- **City image consideration:** The two-story structure will look super strange among all residents around it. It will not provide a better image for the city.
- **Financial benefit to the city:** This change will bring little financial benefit to the city - a business for 77 RV storage is likely to have roughly one million revenue per year, and a 650sqf office would likely provide only a maximum of 4 more job positions.

Overall, the cost and negative impact of this change surpasses the benefit and therefore I would like to request the city to reject this application. Please let me know if you have any questions.

Thank you for your consideration.
Weisi & Shenping Sheng

Reynaldo Aquino

From: Melanie Deutsch [redacted]
Sent: Monday, April 14, 2025 6:15 PM
To: Reynaldo Aquino
Subject: Storage project - please vote no

Good evening,

I am emailing as a very concerned citizen and Jurupa Valley resident. I have seen posts about the proposal, although we did not receive a mailer about it. However I think it is not in the best interests of the city, its citizens and certainly not for the residents of nearby Riverbend community.

For starters, it will take away from the beauty adjacent to the river bottom between Jurupa Valley and Norco. Moreover, to have this self storage facility impede on the free space near the Riverbend park where children and animals freely play in a daily basis. Another reason this is not for the best interest is the unnecessary traffic as it appears the entrance would be adjacent to residences off of 68th street. Having RVs parked and left would also attract criminals unfortunately which adds to the eyesore for those who take in the beauty of the natural ambiance. And lastly, this project was never once suggested or advertised as even a possibility when Lennar was selling residences which would place those citizens who chose to make Jurupa Valley home in a dire situation to lose to natural beauty backdrop and now negatively impacting the home's values which would like cause residents to consider leaving the area adversely effecting the city.

I hope you strongly consider denying the re-zoning. The land owner knew it was not zoned for his proposed business venture of a storage facility. There is no viable justification for rezoning. Please make the residents of Jurupa valley the priority and deny the re-zoning.

Sincerely,

Melanie Deutsch
[redacted]

Reynaldo Aquino

From: Erika Soriano
Sent: Thursday, July 3, 2025 9:32 AM
To: Reynaldo Aquino
Subject: Fw: To all Jurupa Valley Planning Commissioners and Council Members re Jurupa Storage Project

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From: Robin Kilcoyne <[redacted]
Sent: Wednesday, July 2, 2025 3:51 PM
To: Grizelda Reed <greed@jurupavalley.org>
Cc: [redacted]
Subject: To all Jurupa Valley Planning Commissioners and Council Members re Jurupa Storage Project

Re: Jurupa Storage Project, Planning Commission Date: July 9, 2025, 7pm

Dear Planning Commissioners and Council Members:

I want to express my support for the Jurupa Storage Project to be located southeast of the I-15 freeway and 68th Street in Jurupa Valley. I live a mile from the proposed project site on 6405 Dana Ave, Jurupa Valley, CA 91752 and pass by that site almost every day.

This storage space would make a wonderful addition to our city. People who park their RVs and large "toys" and "toy haulers" will have a place to store these valuable possessions other than on our small streets. There are many local residents, as well as residents from neighboring cities, that don't have a local place to store their boats and offroad vehicles. This facility is a clear-cut answer.

As for disturbing our ecosystem, this project will only take about 6 acres and the rest of the 79 acres is dedicated to preserve the habitat, not destroy it. When the area is developed, at least the area will be used for a wonderful storage facility that blends into the ranch theme of the surrounding homes of Jurupa Valley, unlike Riverbend. Additionally, the storage facility will enable our neighbors to free up our narrow neighborhood streets iby having a nearby place to store their large vehicles that overflow into the streets.

When Riverbend was created, it was built on beautiful acreage that was previously home to cows and other ranch animals. It was easy to ride horses to the riverbed and surrounding areas. Jurupa Valley residents had the beautiful view of the riverbed and BLM mountains between Norco and Riverside. The land contributed to Jurupa Valley's beautiful rural and agricultural lifestyle. Riverbend's homes now block that beautiful view and area for horseback riding. (The residents I've run into have not been friendly to those of us who ride our horses that are on the bridle path around Riverbend.)

The area of the storage facility has already been cleaned up by the property owner from trash and homeless encampments. The storage facility will have security and monitored cameras around the

facility which will aid in keeping the facility, and the neighboring homes safe from trespassers and vandals.

Will the Jurupa Storage Project block the beautiful view of the riverbed and mountains and ruin the ecosystem? No, Riverbend already did that.

I urge you to please approve the Jurupa Storage Project.

Sincerely,
Robin L. Kilcoyne

[redacted]

ELECTRONIC PRIVACY NOTICE. ***This e-mail including all attachments contains information that is, or may be, covered by electronic communications privacy laws, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error and then immediately delete it. Thank you in advance for your cooperation.***

Reynaldo Aquino

From: Kristen Garcia [redacted]
Sent: Wednesday, July 2, 2025 11:56 AM
To: Rod Butler; Reynaldo Aquino; [redacted]; Joe Perez
Subject: Important findings on application MA20269
Attachments: Riverbend_Community.pdf

Hello everyone,

As you all are aware, the RIverbend community has multiple concerns regarding the proposed zone change and building of a storage unit (application MA20269).

1.) Steve Galvez (Jurupa Valley 18, LP) is NOT the owner of APN 152-060-006, 152-060-007, 152-070-008. This property was SOLD on June 24, 2019 from Steve Galvez and AMC Business Ventures, LP to Southwest Resource Management Association. See attached market data # 3 and the property deed from the RIverside County Tax assessors office.

2.) Entitlement paperwork received by The City of Jurupa Valley (12/21/2020) and signed by Steve Galvez (12/20/2020) shows inaccurate information. The affidavit signed by Steve Galvez states that he is the owner of the following APN's listed below (152-020-010, 152-060-009, 152-060-007 and 152-060-006). See attached entitlement paperwork pages 1-3.

3.) The environmental report published April 5th 2023 clearly states indiscrepancies with the APN's. The report published by South Shore Environmental states that Mr. Steve Galvez represented himself as the owner of the APN's listed below (152-020-010, 152-060-009, 152-060-007) and states " the property was acquired in June 2017." The property was purchased by Steve Galvez Feburary 22, 2019 and sold June 24, 2019. Please see attached form listed "Phase 1 Enviornmental Site Assessment"

4.) The notice given to community of Riverbend for the April 23, 2025 planning commission meeting states that the applicant listed is Jurupa Valley 18, LP. The new notice received by the Riverbend community now shows the applicant as Steve Galvez. The meeting set forth on April 23, 2025 was rescheduled for July 9, 2025 however information regarding the APN's and Applicants name has changed. The Applicant listed in the April 23rd meeting has actually withdrawn his limited partnership of Jurupa Valley 18, LP as of 8/27/24 which is before the letter went out to the community. Please see attached form from the State of California listed as " Withdrawal by Limited Partner Ca Limited Partnership".

5.). Please see the attached letter and picture sent to the Community of Riverbend by Mr. Steve Galvez. The information is indeed misleading and a misrepresentation of the plans actually submitted to the City of Jurupa Valley. Draw your attention to the picture missing half of the project.

In regards to the affidavit, California penal code 115 states the following " Filing a False Document under California Penal Code Section 115 PC makes it a felony to file any forged or false document with a public office.

The City of Jurupa Valley requirements for affidavits state the following "Filing a false affidavit in Jurupa Valley, California, carries serious legal ramifications, as it constitutes the crime of perjury. Perjury is defined as knowingly making a false statement under oath, and in California, it's governed by Penal Code Sections 118 through 131". While we understand he may have subsequently submitted the appropriate documents, it does not justify the date and signature on the initial application and affadavit filing.

In light of the information shared, we are requesting that you stop this project all together due to the misinformation given to the City of Jurupa Valley and the deliberate and intentional misrepresentation that has gone on. This land is already in conservation with Southwest Resource Management and needs to stay that way.

We are also asking that this builder no longer be able to submit any plans to the City of Jurupa Valley for building purposes, entitlements or requests for change of zones.

We are confident that you will do the right thing for the community and rectify the wrong doings of all the blatant misinformation distributed by The City of Jurupa Valley and Steve Galvez (Jurupa Valley 18,LP).

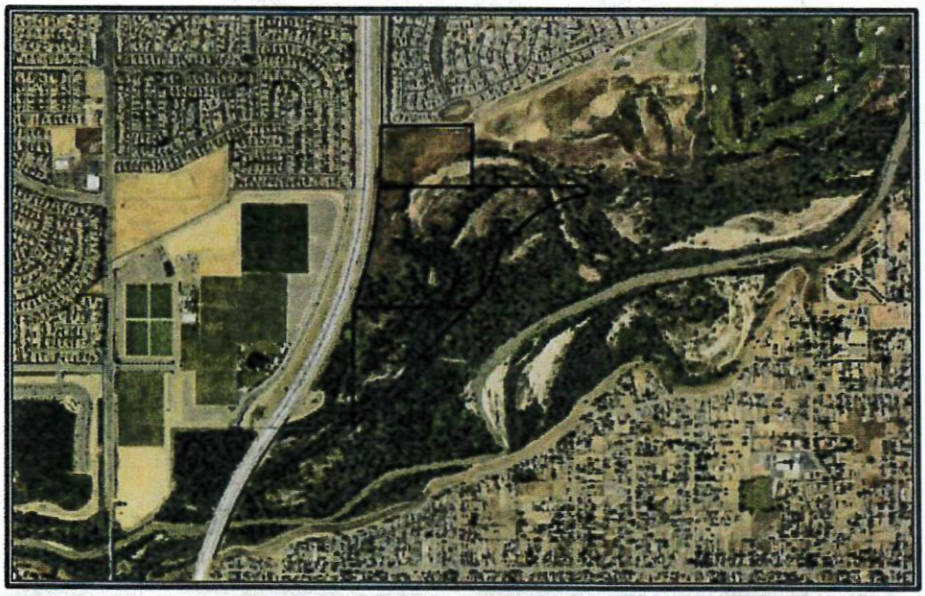
Please see the pdf attached with all the documentation listed above.

Thank you for taking the time to read our findings and concerns regarding this matter. Our community means so very much to us.

Kristen Garcia and Jennifer Toner
Riverbend residents

MARKET DATA #3

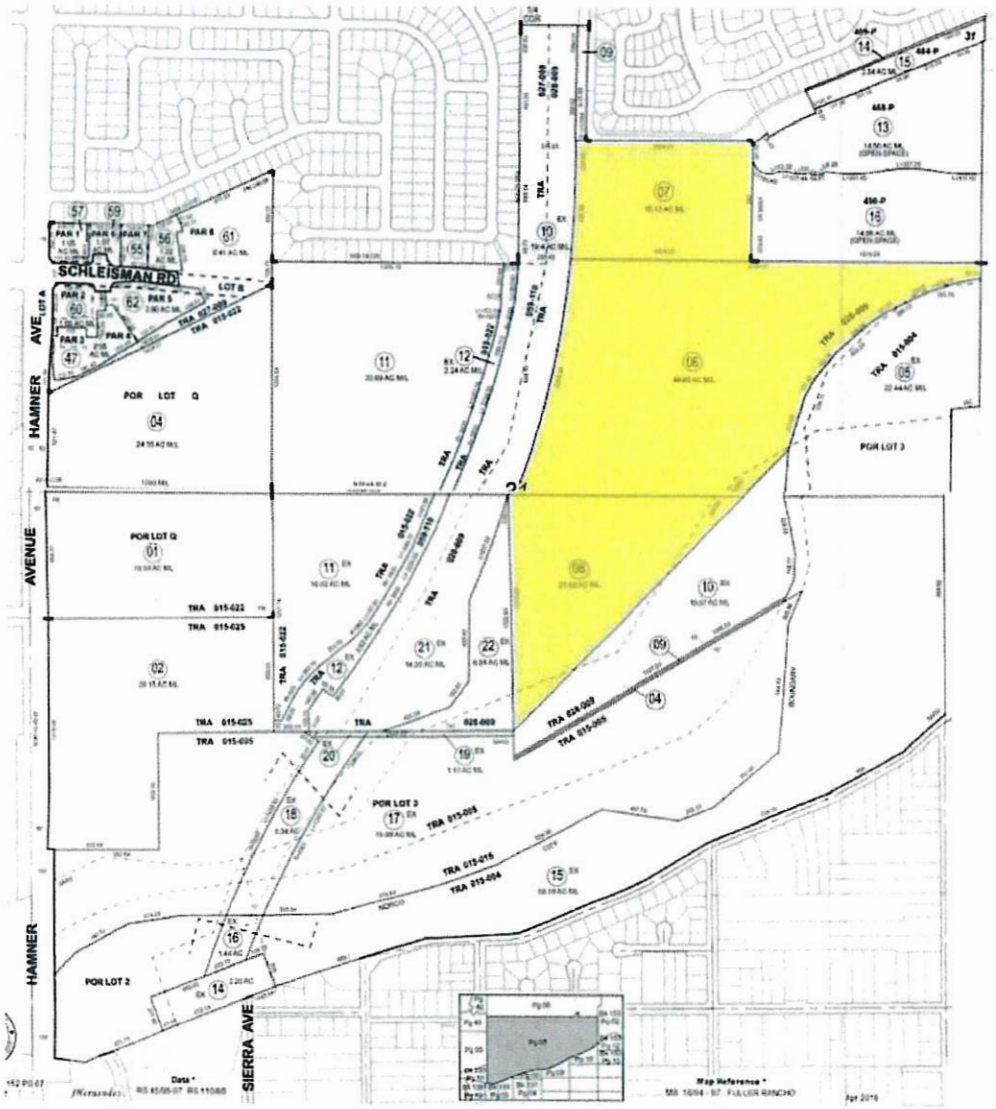
Adjacent north of Santa Ana River, immediately east of Ontario (15) Freeway, Jurupa Valley



GRANTOR:	Steve Galvez and AMC Business Ventures, LP	**APN:**	152-060-006, 007 152-070-008
GRANTEE:	Southwest Resource Management Association	**LAND SIZE:**	3,772,296 square feet 86.60 acres
SALE DATE:	June 24, 2019	**ZONING:**	Watercourse, Watershed, and Conservation Areas; Gen. Plan: Open Space/Recreation
DOC. NO.:	228388	**TOPOGRAPHY:**	Level to moderate slope
SALE PRICE:	$2,733,500	**PRESENT USE:**	Vacant land/open space
TERMS:	All cash	**ACCESS:**	Limited/none
CONFIRMED BY:	Stephanie Johnson, buyer's representative	**UNIT RATE:**	$0.72 per SF land

COMMENT: The site is located adjacent to (and partially within) the Santa Ana River. While the site is located adjacent to the 15 Freeway, the site does not include direct vehicular access. The site was purchased by a conservation group, to preserve the site as open space.

APNs 152-060-006, 007; 152-070-008



RECORDING REQUESTED BY:
Orange Coast Title Company

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

Southwest Resource Management Association, a California nonprofit public be
4500 Glenwood Drive
Riverside, CA 92501
APN: 152-070-008, 152-060-007 & 152-060-006
TRA: 028-009
TITLE ORDER NO.: 140-1999039-66
ESCROW NO.: 1999039-CH

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) declare(s) that the **DOCUMENTARY TRANSFER TAX IS: $3,006.85 County**
XX computed on the full value of the interest of property conveyed, or
___ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
___ OR transfer is EXEMPT from tax for the following reason:

Signature of declarant or agent determining tax — Firm Name

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Steve Galvez and AMC Business Ventures, LP, a California limited partnership

HEREBY GRANT(S) to Southwest Resource Management Association, a California nonprofit public benefit corporation

All that real property situated in the City of Jurupa Valley, County of Riverside, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Commonly Known As: Vacant land , Jurupa Valley, CA 92509

June 20, 2019

Steve Galvez

AMC Business Ventures, LP, a California limited partnership

By: _____
Daniel Leigh, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document

STATE OF CALIFORNIA)
COUNTY OF Riverside)

On June 20, 2019, before me, D. Keller, a Notary Public personally appeared Steve Galvez and Daniel Leigh

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (SEAL)

D. KELLER
Notary Public – California
Riverside County
Commission # 2217188
My Comm. Expires Oct 7, 2021

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Exhibit "A"

Parcel 1 (APN 152-060-006-2; 152-070-008-5):

That portion of fractional Section 31, Township 2 South, Range 6 West, San Bernardino Base and Meridian, in the County of Riverside, State of California, as shown by Map sectionalized Survey of the Jurupa Rancho on file in Book 9, Page 33 of Maps, Records of San Bernardino County, California, and of Lot 3 of Santa Ana River Development Company's Tract No. 1, as shown by Map on file in Book 14 Pages 3 through 5, inclusive of Maps, Records of Riverside County, California, particularly described as follows:

Commencing at the North quarter corner of said Fractional Section, said corner being marked by a 4 inch by 4 inch stake as set by Parmley and Pinkie in 1889, as shown on Licensed Survey Map on file in Book 10 Pages 35 and 36 of Records of Survey, Records of Riverside County, California; thence South 00° 07' 14" East along the North and South center line of said Fractional Section, 1423.51 feet to a 3/4 inch iron pipe marking the Northeast corner of the Southeast quarter of the Northwest quarter of said Fractional Section for the True Point of Beginning; thence South 89° 35' 15" West, 1.11 feet to 3/4 inch iron pipe; thence South 00° 52' 35" West, 1.13 feet to a 2 inch by 2 inch stake; thence continuing South 00° 52' 35" West, 649.13 feet to a 2 inch by 2 inch stake; thence South 89° 26' 05" East, 28.2 feet to a 2 inch by 2 inch stake; thence South 10° 05' 35" West, 405.10 feet to a 2 inch by 2 inch stake; thence 30° 49' 10" West, 321.76 feet to a 3.4 inch iron pipe set on the East and West center line of said Fractional Section a point which bears South 89° 43' 33" West, 221 .48 feet from a ½ inch iron pipe marking the center of said Fractional Section as said center of fractional Section 31 was reestablished and shown on said Licensed Survey Map; thence North 89° 43' 33" East 221.48 feet to the center line of said Fractional Section 31 herein referred to; thence Southerly along the North nod South center tine of said Fractional Section to a 2 inch pipe marking the Southeast corner of the Northeast quarter of the Southwest quarter of said Fractional Section, as shown on said Licensed Survey Map; thence Southerly, 200 feet to an angle point in the line established by Deed recorded November 21, 1932 in Book 93 Page 401 of Official Records of said Riverside County, California; said point being marked by 2 inch iron pipe as shown on Licensed Survey Map herein referred to, said angle point being the Northeasterly terminus of the course "North 67° 31' East, more or less, 2951.72 feet, more or less, to a point 200 feet South of the Southeast corner of the Northeast quarter of the Southwest quarter of said Fractional Section 31; thence North 58° 3737" East 1808.63 feet; thence North 25° 27' 25" East, 137.45 feet; thence North 02° 27' 55" East, 148.77 feet; thence North 11° 19' 00" West, 329.53 feet; thence North 00° 00' 15" East, 259.99 feet; thence North 16° 23' 35" East, 321.68 feet; thence North 29° 06' 55° East, 117.48 feet; thence North 39° 22' 5" East, 183.76 feet; thence North 48° 02' 15" East, 258.06 feet; thence North 58° 16' 10" East, 12 1.35 feet; thence North 64° 49' 45" East, 239.80 feet; thence North 71° 03' 40" East, 159.78 feet; thence North 79° 21' 25" East, 150.40 feet, more or less, to a point on the Easterly line of said Fractional Section 31, said point being 87.31 feet, more or less Southerly from the Northeast corner of the Southeast quarter of the Northeast quarter of said Fractional Section 31; thence Northerly along the Easterly line of said Fractional Section, 87.31 feet, more or less, to the Northeast corner of the Southeast quarter of the Northeast quarter of said Fractional Section 31; thence Westerly, along the Northerly line of the Southeast quarter of the Northeast quarter and the Southwest quarter of the Northeast quarter of said Fractional Section to the Point of Beginning.

Excepting therefrom those portions obtained by the State of California in a Final Order of Condemnation recorded June 08, 1987 as Instrument No. 161326 of Official Records of Riverside County, California.

Also excepting therefrom that portion thereof described as follows:

A strip of land 20 feet wide measured at right angles to and lying Northwesterly of the course described above as "Thence North 58° 37' 37" East 1808.63 feet", thence Northerly line of said strip to be prolonged or shortened so as to terminate in the Easterly and Westerly boundary lines of the above described property.

Parcel 2 (APN 152-060-007-3);

That portion of the North half of Section 31, Township 2 South, Range 6 West, San Bernardino Base and Meridian, in the County of Riverside, State of California, as shown by Sectionalized Survey of the Jurupa Rancho on file in Book 9 Page 33 of Maps, records of San Bernardino County, California, described as follows:

Beginning at a point on the North line of that certain Parcel of Land conveyed to the State of California by Deed recorded February 3, 1986 as Instrument No. 26173 of Official Records of Riverside County, California, distant thereon South 89° 41' 47" East, 315.85 feet from the Northwest corner of said State of California Parcel Marked by 1 1/4 inch iron pipe tagged RE862; thence South 00° 39' 44" West, 204.58 feet to a tangent curve, concave Westerly and having a radius of 5170 feet; thence Southerly along said curve through an angle of 05° 03 12" a distance of 455.99 feet to the South line of last said Parcel; thence along said South line South 89° 40' 05" East, 1024.25 feet to the East line of last said Parcel, marked by a 1 ¼ inch iron pipe tagged RE8 62; thence along said East

line North 00° 40' 01" East, 660.36 feet to said North line, marked by a 1 ¼ inch iron pipe tagged RB862; thence along said North line 89° 41' 47" West, 1004.21 feet to the Point of Beginning.

City of Jurupa Valley Planning Department
8930 Limonite Avenue
Jurupa Valley, CA 92509
Phone: (951) 332-6464 Fax: (951) 332-6995
http://www.jurupavalley.org

Land Use Entitlement Application

- ☐ Pre-Application
- ☒ General Plan Amendment
- ☒ Change of Zone
- ☐ Development Agreement
- ☐ Specific Plan/Amendment
- ☐ Code Amendment
- ☐ Setback Adjustment
- ☐ Revised Permit
- ☐ Extension of Time
- ☐ Professional Services
- ☐ Zoning Verification
- ☐ Rebuild Letter

- ☒ Conditional Use Permit
- ☐ Variance
- ☒ Site Development Permit
  - ☐ Minor ☒ Major
- ☐ Second Unit Permit
- ☐ Substantial Conformance
- ☐ Tentative Tract Map
- ☐ Tentative Parcel Map
- ☐ Lot Line Adjustment
- ☐ Parcel Merger
- ☐ Certificate of Compliance

FOR PLANNING USE ONLY	
Date Received	12 · 21 · 2020
Received By	[redacted]
Master Application No.	[redacted]
Case No.(s)	[redacted]
	[redacted]
	[redacted]
Receipt No.	[redacted]

Project Location/Address: 68th Street at I-15

Assessor's Parcel Number: 152 .020. 010 **Zoning:** W-1 **Lot Size:** 17.87 ac

General Plan Designation: OS-R **Present Use of Property/ Existing Improvements:** agriculture

Also includes APN 152-060-009, 152-060-007 and 152-060-006

Project Description (Briefly describe how the land will be used, identify new construction, and any other changes proposed for the site):

Construct Self-Storage Facility on 6 +/- acres with balance remaining Open Space. PAR application MA20064

Other Project Information:

☐ Received a Notice of Violation ☐ Unpermitted Structures ☐ Animals _____

Applicant's Name: [redacted] - Jurupa Valley 18, LP
Address 31938 Temecula Parkway A369 **Telephone** [redacted] **Fax** _____
City Temecula , CA **Zip** 92592 **Email** [redacted]
Main Contact Name: [redacted]
Address same as above **Telephone** _____ **Fax** _____
City _____ **Zip** _____ **Email** _____
Property Owner's Name: Jurupa Valley 18, LP
Address same as above **Telephone** _____ **Fax** _____
City _____ **Zip** _____ **Email** _____

City of Jurupa Valley Planning Department
8930 Limonite Avenue
Jurupa Valley, CA 92509
Phone: (951) 332-6464 Fax: (951) 332-6995
[redacted]

PLANNING FEE DEPOSIT ACKNOWLEDGEMENT

APPLICANT INFORMATION

Applicant Name	Authorized representative
[redacted]	Grant Becklund Civil Engineer
Address: 30811 Garbani Road	Phone: [redacted]
City: Winchester / State: CA / Zip: 92596	Email: [redacted]

BILLING INFORMATION

Billing Party	Contact Person
Grant Becklund Civil Engineer	Grant Becklund
Street address: 30811 Garbani Road	Phone / Cell Phone: [redacted]
City: Winchester / State: CA / Zip: 92590	Email: [redacted]

As an authorized representative of the applicant, I hereby consent to and acknowledge by my signature below, that I understand the following:

[redacted]

[redacted]

Signature: [redacted] Date: 12/20/2020

OFFICE USE ONLY

Non-Cash Deposit Accepted		Receipt #	
Minimum Deposit Required	Yes / No	MUP	
Deposit Received		Project Address	
Est. Bond Amount		Case Planner	
Additional Deposit		Date	

City of Jurupa Valley Planning Department
8930 Limonite Avenue
Jurupa Valley, CA 92509
Phone: (951) 332-6464 Fax: (951) 337-6995
http://www.jurupavalley.org

Owners' Affidavit

STATE OF CALIFORNIA
SS: [COUNTY OF RIVERSIDE]

I/WE [redacted] BEING DULY SWORN, DEPOSE AND SAY, THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY INVOLVED IN THIS APPLICATION, AND THAT THE FOREGOING STATEMENTS AND ANSWERS HEREIN CONTAINED AND THE INFORMATION HEREWITH SUBMITTED, ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF KNOWLEDGE AND BELIEF

SIGNATURE [redacted]
ADDRESS 31988 Temecula Pkwy # A365
CITY Temecula CA 92592
TELEPHONE [redacted]
OWNER OF

SIGNATURE
ADDRESS
CITY
TELEPHONE
OWNER OF

NOTE: This application must be signed by the same persons, and in the same manner as that in which title is held. Before signing, please examine your deed or title insurance policy.

[redacted] [redacted]
Applicant's Signature* Date

Office Use

Assigned to: _____ Date: _____ Approval body: ☐ Director ☐ PC ☐ CC

*The Application form being signed under penalty of perjury does not require notarization

PHASE I ENVIRONMENTAL SITE ASSESSMENT

of a

PROPOSED SELF-STORAGE AND RV STORAGE PROPERTY (VACANT LAND)
SOUTH OF 68TH STREET AND EAST OF INTERSTATE 15 FREEWAY
APNS 152-020-010; 152-060-009 & 152-060-007
JURUPA VALLEY, CALIFORNIA 91752

Where's
152-060-006 & 152-070-008?

Prepared for:

MR. STEVE GALVEZ
31938 TEMECULA PARKWAY, SUITE A368
TEMECULA, CALIFORNIA 92592

Prepared by:

South Shore Testing & Environmental
23811 Washington Avenue, Suite C110, #112
Murrieta, California 92562

(951) 239-3008

Work Order #5082301.40

Issue Date: April 5, 2023

Mr. Steve Galvez, Property Owner

South Shore interviewed Mr. Steve Galvez, Property Owner, in an effort to obtain information regarding the current and former uses of the subject property via the Key Site Manager Environmental Questionnaire. Mr. Galvez previously reported that the subject property was acquired in June 2017. Mr. Galvez reported that access to the subject property was unrestricted for a site visit. Mr. Galvez was unaware of any hazardous material contamination from the current operations or from past subject property usage.

G. RECORDED LAND TITLE RECORDS

As specified in ASTM E1527-2013, recorded land titles are records usually maintained by the municipal or county recorder of deeds which detail ownership fees, leases, land contracts, easements, and other encumbrances attached to or recorded against the subject property. Due to state land trust regulations and laws, land-title records typically only provide trust names, owner's names, or easement holders, and not information concerning previous uses or occupants of the subject property. Therefore, this Assessment has relied upon other standard historical information sources which are typically more informative than recorded land titles.

The Client also has not provided an environmental liens/activity usage limitation search for South Shore's review, or requested that such a search be performed by South Shore. According to the ASTM E1527-2013 guidelines, it is the responsibility of the User of this report to perform such a review.

The Client provided South Shore with a *Preliminary Title Report* dated December 12, 2022 for the subject property issued by Commonwealth Land Title Co. Such a report typically does not list all documents related to the subject property, simply those that the title insurer wants to exclude from coverage and/or that are of potential interest to the transaction. A liens/use limitations search by the User is required by the ASTM/AAI standard 180 days or less prior to acquisition of a property, but a general review of the above title report was performed by South Shore.

No obvious issues that would indicate significant environmental contamination impact to the subject property were noted from this review. In addition, neither environmental liens, environmental deed restrictions, nor activity or use limitations related to environmental contamination were specifically listed. Please note that South Shore has not reviewed the underlying documents related to the items listed in the title report, and the purpose of the items was only generally ascertained based on their listed document name. South Shore also did not review the title report for potential non-environmental contamination issues that may affect the property, and is not providing a legal opinion as to the contents of the report. If more in-depth information is desired regarding the contents of the title report, appropriate legal counsel or a title professional should be consulted.

California Environmental Quality Act (CEQA)
Mitigated Negative Declaration
I-15 Self-Storage Project

City of Jurupa Valley Master Application MA 20269

General Plan Amendment No. 21001
Conditional Use Permit No. 21001
Zone Change No. 21001
Site Development Permit No. 21002
Tentative Parcel Map No. TPM39001

Lead Agency

City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509
Contact: Reynaldo Aquino
(951) 332-6464
raquino@jurupavalley.org

Applicant:

Steve Galvez – Jurupa Valley 18 LP
31938 Temecula Parkway, A369
Temecula, CA 92592

He Withdrew this Limited Partner on Aug 27, 2024

February 27, 2025

STAFF REPORT

DATE: APRIL 23, 2025

TO: CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: JOE PEREZ, ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR

BY: REYNALDO AQUINO, SENIOR PLANNER

SUBJECT: PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 20269: GENERAL PLAN AMENDMENT (GPA) NO. 21001, CHANGE OF ZONE (CZ) NO. 21001, TENTATIVE PARCEL MAP (TPM) NO. 39001, CONDITIONAL USE PERMIT (CUP) NO. 21001, AND SITE DEVELOPMENT PERMIT (SDP) NO. 21002 TO ALLOW A RECREATIONAL VEHICLE (RV) AND SELF-STORAGE FACILITY ON A 86.8-ACRE SITE

LOCATION: SOUTHEAST OF I-15 AND 68TH STREET (APNS: 152-060-006, 152-060-007, 152-060-009, & 152-020-010)

APPLICANT: JURUPA VALLEY 18, LP

RECOMMENDATION

That the Planning Commission consider General Plan Amendment (GPA) No. 21001, Change of Zone (CZ) No. 21001, Conditional Use Permit (CUP) No. 21001, Tentative Parcel Map (TPM) No. 39001, and Site Development Permit (SDP) No. 21002 for the establishment of a recreational vehicle and self-storage facility on a 86.8 acre site on the southeast corner of the I-15 and 68th Street and do one of the following:

1. Continue the public hearing and direct that a resolution be presented at a future planning commission meeting approving the project;
2. Close the public hearing and direct that a resolution be presented at a future planning commission meeting denying the project; or
3. Continue the public hearing and request additional information.

PROJECT DESCRIPTION

The proposed project is to establish: a) one 135,035 square foot two-story structure for self-storage inclusive of 670 square feet of office space; b) 77 stalls for recreational vehicle storage; and c) preserve 72.5 acres of open space in perpetuity. The proposed project is located approximately 2,000 feet south of 68th Street, beyond Riverbend community, and it is east of Interstate 15 (I-15). The Santa Ana River is along the south and eastern project boundaries. See Exhibit A Project Location, Table 1 General Project Information, Table 2 for Site and Surrounding Land Uses, and Exhibit B for Site Plan of the self-storage and RV storage area.

STATE OF CALIFORNIA
Office of the Secretary of State
WITHDRAWAL BY LIMITED PARTNER
CA LIMITED PARTNERSHIP
California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: BA20241546118
Date Filed: 8/27/2024

Limited Partnership Details

Limited Partnership Name	JURUPA VALLEY 18, LP
Entity No.	201931100024

Withdrawing Limited Partner

Withdrawing Limited Partner	Steven Galvez

Electronic Signature

☒ In accordance with California Corporations Code section 15903.06, I hereby withdraw from future participation as an owner of the above-named limited partnership, and I declare I am the person who executed this instrument, which execution is my act and deed.

steve Galvez — Limited Partner Signature

08/27/2024 — Date

City of Jurupa Valley

Where's the rest of the APNs?

THE CITY OF JURUPA VALLEY

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND) IN COMPLIANCE WITH SECTIONS 21092 OF CEQA AND 15072 OF THE CEQA GUIDELINES

Case Number: Master Application (MA) NO. 20269. **Applicant**: Steve Galvez **Project Location**: 68th Street at I-15 freeway. Assessor Parcel Numbers (APNs): 152-020-010 **Project Description:** General Plan Amendment (GPA) to change the Land Use of a portion of the property from Open Space Recreational (OS-R) to Commercial retail (CR), a Change of Zone (CZ) from Watercourse, Watershed, and Conservation areas (W-1) and Planned Residential (R-4) to General Commercial (C-1/C-P), a Conditional Use Permit, Site Development Permit, and a Tentative Parcel Map. The Project proposes 77 recreational vehicle storage stalls and a 136,035 square foot self storage facility on 14.27 acres.

MND PUBLIC REVIEW PERIOD	March 11, 2025 through April 9, 2025
PUBLIC HEARING	The Planning Commission will hold a public hearing to consider and make a recommendation to the City Council on (1) the proposed MND, (2) General Plan Amendment, (3) Change of Zone, (4) Conditional Use Permit, (5) Site Development Permit (6) Tentative Parcel Map. Noticing for the public hearing date will be provided seperatley. The Planning Commission Hearing will take place at 8930 Limonite Avenue, Jurupa Valley, CA 92509 at 7:00 PM. A new notice of public hearing will be published for the Planning Commission hearing
LOCATION OF DOCUMENTS FOR PUBLIC REVIEW	City of Jurupa Valley Community Development Department 8930 Limonite Avenue Jurupa Valley, CA 92509 https://www.jurupavalley.org/DocumentCenter/Index/68
PRESENCE ON THE SITE OF HAZARDOUS WASTE OR SUBSTANCES:	None

The City of Jurupa Valley intends to adopt a Mitigated Negative Declaration for the *I-15 Self Storage* Project to include a includes a) one 136,035 square foot two-story structure for self-storage inclusive of 670 square feet of office space and 135,365 square feet of self-storage space and b) 77 recreational vehicle storage stalls with access from a private road that stretches approximately 2,000 feet from 68th street. The proposed MND is supported by an Initial Study that evaluated potential effects with respect to Aesthetics, Agriculture, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The proposed MND determines that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been required or revisions in the Project have been made or agreed to by the Applicant. The City's decision to prepare an MND should not be construed as a recommendation of either approval or denial of this Project.

The City will receive written comments on the proposed MND beginning ***March 11, 2025*** through ***April 9, 2025***. Copies of the proposed MND and supporting documents incorporated by reference are available for public review and inspection during the City's normal working hours (Monday – Friday, 8:00 a.m. to 5:00 p.m., excluding City holidays) at the Community Development Department located in City Hall at 8930 Limonite Avenue, Jurupa Valley, California 92509. The MND and supporting documents incorporated by reference are available in electronic format

City of Jurupa Valley

NOTICE OF PLANNING COMMISSION HEARING

The City of Jurupa Valley will consider Master Application (MA) No. 20269 as detailed below and as shown on the plans on file with the City.

CASE NUMBER(S)	MA20269: General Plan Amendment (GPA) No. 21001, Change of Zone (CZ) No. 21001, Site Development Permit (SDP) No. 21002, Tentative Tract Map (TTM) No. 39001, and Conditional Use Permit (CUP) No. 21001
APPLICANT	Jurupa Valley 18, LP
PROJECT LOCATION	Southeast of I-15 freeway and 68th Street (APNS: 152-060-006, -007, & 152-020-009 – 010)
PROJECT	Proposed 135,035 square foot two-story structure for self-storage inclusive of 670 square feet of office space and 77 recreational vehicle storage stalls on a 89.34-acre site. **General Plan Amendment:** To change a portion of the project property from Open Space – Recreation (OS-R) to Commercial Retail (CR) **Tentative Parcel Map:** For subdivision of the project site **Change of Zone:** To change a portion of the property from Watercourse, Watershed, and Conservation Areas (W-1), and Planned Residential (R-4) to General Commercial (C-1/C-P)From Industrial Park (I-P) to General Residential (R-3). **Conditional Use Permit:** To establish a Mini-warehouse **Site Development Permit:** To establish RV storage
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)	City prepared and intends to adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for this Project.
ADDRESS WHERE DOCUMENTS MAY BE VIEWED	Jurupa Valley City Hall located at 8930 Limonite Avenue, Jurupa Valley, California 92509
DATE, TIME AND PLACE OF HEARING	**APRIL 23, 2025 at 7:00 p.m.** City of Jurupa Valley, City Council Chambers 8930 Limonite Avenue, Jurupa Valley, CA 92509

Please submit any written comments on the proposed Project to City Hall at the address or email below no later than 12:00 p.m. on April 23, 2025.

Mailing address:
City of Jurupa Valley
Community Development Department
Reynaldo Aquino, Senior Planner
8930 Limonite Avenue
Jurupa Valley, CA 92509

Email address:
Reynaldo Aquino, Senior Planner
raquino@jurupavalley.org
951-332-6464 x217

City of Jurupa Valley

NOTICE OF PLANNING COMMISSION HEARING

The City of Jurupa Valley will consider Master Application (MA) No. 20269 as detailed below and as shown on the plans on file with the City.

CASE NUMBER(S)	MA20269: General Plan Amendment (GPA) No. 21001, Change of Zone (CZ) No. 21001, Site Development Permit (SDP) No. 21002, Tentative Tract Map (TTM) No. 39001, and Conditional Use Permit (CUP) No. 21001
APPLICANT	Steve Galvez
PROJECT LOCATION	Southeast of I-15 freeway and 68th Street (APNS: 152-060-006, 152-060-007, 152-060-009, 152-020-010 & 152-070-008)
PROJECT	Proposed 135,035 square foot two-story structure for self-storage inclusive of 670 square feet of office space and 77 recreational vehicle storage stalls on the 89.34-acre site. **General Plan Amendment:** To change a portion of the project property from Open Space – Recreation (OS-R) to Commercial Retail (CR) **Tentative Parcel Map:** For subdivision of the project site **Change of Zone:** To change a portion of the property from Watercourse, Watershed, and Conservation Areas (W-1) to General Commercial (C-1/C-P). **Conditional Use Permit:** To establish a Mini-warehouse (commonly known as self-storage) **Site Development Permit:** To establish RV storage and monumentation signage
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)	City prepared and intends to adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for this Project.
ADDRESS WHERE DOCUMENTS MAY BE VIEWED	Jurupa Valley City Hall located at 8930 Limonite Avenue, Jurupa Valley, California 92509
DATE, TIME AND PLACE OF HEARING	**July 9, 2025 at 7:00 p.m.** City of Jurupa Valley, City Council Chambers 8930 Limonite Avenue, Jurupa Valley, CA 92509

Please submit any written comments on the proposed Project to City Hall at the address or email below no later than 12:00 p.m. on July 9, 2025.

Mailing address:
City of Jurupa Valley
Community Development Department
Reynaldo Aquino, Senior Planner
8930 Limonite Avenue
Jurupa Valley, CA 92509

Email address:
Reynaldo Aquino, Senior Planner
raquino@jurupavalley.org
951-332-6464 x217

Dear Riverbend Resident,

My name is Steve Galvez. I hope this letter finds you well. I am writing to you as your neighbor of 8 years and owner of 87 acres south of the Riverbend community, as well as the private access road off 68th Street that runs along the west perimeter block wall, in addition to the southern access road adjacent to the community as shown in the attached photo.

I am reaching out to share with you some details about my proposed storage facility planned for the area and to address concerns, as well as hopefully clear up any misunderstandings you may have.

I'd like to address the biggest concern first: **we aren't building warehouses.**

I am asking to be allowed to build a very thoughtfully planned, safe and secure, well-maintained business that provides a much-needed amenity while causing very little to no impact to the area.

The project site will utilize **only 6 acres.** (this includes the RV & Boat parking area)

Application states 14.29 acres

The building is 130,000 sf. (the size of a Trader Joes) and will run parallel alongside the freeway.

- The structures consist of one long building and covered parking. (see example)
- The closest homes (9) are at least 75 feet away and sit much higher than my property.
- No views to the Riverbed will be blocked due to the projects lower elevation.
- It is not visible to the park and nowhere near the school.

The project site is **over a mile away from the riverbed**, ensuring no disruption to sensitive ecosystems while actively contributing to land preservation.

- **Zero Negative Environmental Impact** – The facility has been carefully planned to avoid any harm to the surrounding environment, ensuring no interference with natural habitats or water sources. The building will be constructed on previously disturbed land. (old tomato farm)
- **Irrevocable Land Conservancy Protection** – A significant portion of the property **(approximately 73 acres)** will be placed in an irrevocable land conservancy, permanently safeguarding open space for future generations.
- **Maintaining Rural Character** – The design and land-use approach align with the community's agricultural and equestrian heritage, reinforcing its natural beauty.
- **Continued Horseriding & Hiking access**– Except for the fenced project site (6 acres), the remainder of the property will still be open for public use. A hitching post and possible shade structure are being added.

Property Value Considerations:

- **Sits Below Neighboring Home View lines** – The building will be positioned **20 feet lower** than surrounding homes, **ensuring no obstruction to open space or scenic views.**
- **Freeway Noise Reduction** – By blocking direct views of the freeway, the facility will act as a barrier, helping to reduce freeway noise for nearby homes.
- **No Negative Impact on Home Values:** Studies indicate that self-storage facilities do not lower property values. In fact, well-maintained facilities contribute to neighborhood security.
- **Noise & Traffic Control:** With low daily vehicle trips (less than 20) the facility avoids the congestion issues that can negatively affect property values. Widening of 68th Street in front of the private entrance road and a left turn lane will also mitigate traffic.

Enhanced Security & Crime Reduction:

- **24/7 Surveillance & Monitoring:** The state-of-the-art security system includes continuous video monitoring to deter unauthorized activity and provide real-time oversight.
- **On-Site Daytime Staff Presence:** Dedicated professionals will be available during the day to oversee operations and ensure a safe, well-maintained environment.
- **Secured, Gated Entry:** Controlled access with perimeter fencing and electronic security gates ensures that only authorized users enter the facility.
- **Neighborhood Safety:** By eliminating **illegal dumping and graffiti**, improving visibility, and creating a well-maintained space, this project will discourage criminal activity and improve safety beyond the facility's boundaries.

Community Partnership:

Most residents are unaware that Riverbend's perimeter slopes can only be accessed via private roads. Our team is working on finalizing an agreement with **your HOA** which will allow Riverbend landscaping crews continued use of the roads. And most importantly, we are working closely with **the Fire Department** to ensure fire suppression capabilities that will significantly benefit the Riverbend community. We understand the importance of maintaining a peaceful and secure community, and we are committed to being a responsible neighbor. Your thoughts and feedback are important to us, and we welcome any questions you may have. (steve@stevegalvez.com)

Sincerely,

Steve Galvez

RIVERBEND PARK
SELF-STORAGE
6 ACRES
73 ACRES

To:

Reynaldo Aquino, Senior Planner
City of Jurupa Valley

MA20269 Self-Storage Project

It's disappointing to see the City is continuing with the Proposed Project, instead of preserving the conservation significance of this Site. The revised MND continues to lack details needed to be included in the Project description, such as infill required to raise the level of the plain, and how high would the plain need to be lifted. The City continues to mislead it's residents in downplaying the significant impacts the Project may create moving forward with an MND instead of EIR, and has handled to Project poorly. The Project puts the community of Riverbend and the sensitive habitat within the Santa Ana River in danger. Stationary RVs/ and boats can begin fires and create leaking hazards that may seep into the environment. Additionally, the Project intends to build right up into the riparian area where endangered species may be found and does not discuss if a fire buffer is needed and if riparian habitat would need to be mowed. This is absolutely going to affect the surrounding habitat.

The MND haphazardly dismisses biological impacts. It should be stated that the Project is proposed next to conservation area with endangered species located within the area. The Biological assessment does not delve, nor were surveys done properly or performed at all, for multiple species such as the Least Bell's Vireo and Burrowing Owl. Burrowing owls are also now a candidate endangered species and the MND should reflect as such, and provide a Mitigation measure that is acceptable in mitigating for the species, as provided in the Burrowing Owl 2012 Staff Report. Also, what about noise and lighting impacts? These are significant to the environment. Increase in homelessness? When will this matter to the City! Address these issues!

There is no mention of obtaining water permits. As can be visible by the residents of Riverbend, and seen at the golf course, the site gets flooded, yet there is no mention of obtaining water permits. This will change hydrology in the future. The City continues to be negligent on the impacts this Project may create.

The proposed Project would benefit in a separate location as to preserve the integrity of the site. It is clear the City cares little for its people, and is corrupted by greed. Why this location? There is no benefit to this Project at this location. You've received multiple letters

of these issues and yet, the City only continues to ignore the problems. You are the reason why CEQA is in place, to stop unqualified planners from creating massive impacts.

Christian Hernandez

Reynaldo Aquino

From: Dave Para [redacted]
Sent: Wednesday, August 13, 2025 5:58 PM
To: Reynaldo Aquino
Cc: Rod Butler; Joe Perez
Subject: Re: Wrong school district on MND for Project MA20269
Attachments: 40-N-82-20-2.pdf; 12-Santa-Ana-River-Corridor.pdf; MA20269 -_NOI Mailing Letter_ 2-26-25.pdf; NOC_MA20269.pdf; Proof of Current Ownership.pdf; Screenshot 2025-08-08 at 10.43.43 AM.png; CNRA-30x30-Overall-Map-and-Geographies.pdf; Screenshot 2025-08-13 at 3.10.47 PM.png

Thank you, Me Aquino.
Here's some additional information that was found. I've compiled a complete list of issues identified in this project that no one in the Planning Commission discovered.

First, the City's Notice of Intent to adopt the MND was defective under CEQA Guidelines Section 15072(b). It listed only APN 152-020-010, even though the IS/MND itself, on page 8, includes APN 152-060-007 as part of the project site. Leaving that parcel out of the NOI deprived the public—especially adjacent property owners—of accurate information about the project's true location. That defect alone requires re-notice and re-circulation.

Second, the IS/MND never discloses that APN 152-060-007 is owned by the Southwest Resource Management Association and dedicated as conservation land under a 2019 recorded deed. The City's own geotechnical site plan shows grading and infrastructure within this conservation parcel. That is a potentially significant impact to protected open space that CEQA requires to be analyzed in an EIR, not dismissed in an MND.

Third, the City's Notice of Completion to the State Clearinghouse confirms APN 152-060-007 is zoned "Open Space–Recreation / Watercourse Watershed & Conservation Areas (W-1)." This zoning and the significance of converting it to General Commercial were never disclosed in the NOI or analyzed in the IS/MND. This is a direct conversion of protected open space to intensive development.

Fourth, this project conflicts with statewide conservation policy. The California Natural Resources Agency's 30x30 map identifies APNs 152-060-007, 152-060-006, and 152-070-008 as priority conservation areas. Governor Newsom's Executive Order N-82-20 directs agencies to conserve 30% of California's lands by 2030, prioritizing lands that protect biodiversity and provide lasting conservation. Allowing grading on a 30x30-identified conservation parcel undermines that mandate.

Fifth, the IS/MND contains a factual error regarding public services — it lists the Jurupa Unified School District as serving the project site, when in fact it is in the Corona-Norco Unified School District. This means the wrong district was evaluated for potential impacts, and the correct district may not have been noticed or consulted. CEQA requires an accurate description of the environmental setting, and this misinformation further undermines the adequacy of the document.

Sixth, the project applicant, Steve Galvez, signed an Owner's Affidavit stating he is the owner of multiple APNs in the project area — including APN 152-060-007 — despite the fact that this parcel has been

owned by the Southwest Resource Management Association since 2019. This raises serious questions about the accuracy of the project application and whether the City has relied on false or misleading ownership information in its environmental review.

These are not minor errors. They are procedural and substantive CEQA violations, compounded by misrepresentation of ownership, loss of conservation zoning, and conflict with statewide policy. I respectfully urge the Commission to direct staff to withdraw this MND, prepare a new Initial Study that fully lists all affected parcels, discloses the conservation status and zoning of APN 152-060-007, corrects the school district error, verifies true ownership, evaluates consistency with statewide conservation goals, and re-circulates the document for public review.

Thanks

Dave Para

On Wed, Aug 13, 2025 at 4:30 PM Reynaldo Aquino <raquino@jurupavalley.org> wrote:

> Good afternoon Mr. Para,
>
> I hope you are doing well! Thank you for providing your concerns. We are looking into the items below and will be responding as soon as possible. If there are any other questions please let me know.
>
> Sincerely,
>
>
>
> Reynaldo Aquino | Senior Planner
> CITY OF JURUPA VALLEY | T: 951.332.6464 ext:217 | F: 951.332.6995
> 8930 Limonite Avenue | Jurupa Valley, CA 92509
> raquino@jurupavalley.org | jurupavalley.org
> Connect with us on social media:
> Facebook | Instagram | Twitter

From: Dave Para <[redacted]
Sent: Tuesday, August 12, 2025 5:21 PM
To: Reynaldo Aquino <raquino@jurupavalley.org>
Cc: Rod Butler <rbutler@jurupavalley.org>; Joe Perez <jperez@jurupavalley.org>
Subject: Wrong school district on MND for Project MA20269

Mr Aquino,

My CEQA/Land attorney has advised me to send this email.

Your MND has the incorrect school district. Schools south of Limonite are in the Corona Norco School District, while those north of Limonite belong to the Jurupa Valley School District. Since this project is in the Corona Norco School District, you need to update your MND. On that note, they also advise me to send this as part of the email for the record.

The adoption of the Mitigated Negative Declaration for this project has two critical issues.

First, the City's **Notice of Intent** for this project was materially deficient under *CEQA Guidelines §15072(b)*. It listed only **APN 152-020-010**, even though the IS/MND itself (page 8) acknowledges that **APN 152-060-007** is part of the project site. By omitting this APN from the NOI, the City deprived the public of accurate notice of the true project location, which requires re-notice and re-circulation of the environmental document.

Second, nowhere in the IS/MND is it disclosed that **APN 152-060-007** is owned by the **Southwest Resource Management Association** and is dedicated conservation land pursuant to a recorded 2019 deed. The geotechnical site plan shows grading and infrastructure within this conservation parcel. Under CEQA, this is a significant impact to protected open space that cannot be dismissed under a Negative Declaration and must be fully analyzed in an EIR.

These omissions are both procedural and substantive violations of CEQA. The City must withdraw the MND, prepare a new Initial Study that accurately lists all affected parcels and discloses the conservation status of APN 152-060-007, and re-circulate it for public review.

Attached is also the MND that was published.

Thank you.

Dave Para

On Wed, Aug 13, 2025 at 4:30 PM Reynaldo Aquino <raquino@jurupavalley.org> wrote:

Good afternoon Mr. Para,

I hope you are doing well! Thank you for providing your concerns. We are looking into the items below and will be responding as soon as possible. If there are any other questions please let me know.

Sincerely,

Reynaldo Aquino | Senior Planner
CITY OF JURUPA VALLEY | T: 951.332.6464 ext:217 | F: 951.332.6995
8930 Limonite Avenue | Jurupa Valley, CA 92509
raquino@jurupavalley.org | jurupavalley.org
Connect with us on social media:
Facebook | Instagram | Twitter

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First, the City's **Notice of Intent** for this project was materially deficient under *CEQA Guidelines §15072(b)*. It listed only **APN 152-020-010**, even though the IS/MND itself (page 8) acknowledges that **APN 152-060-007** is part of the project site. By omitting this APN from the NOI, the City deprived the public of accurate notice of the true project location, which requires re-notice and re-circulation of the environmental document.

Second, nowhere in the IS/MND is it disclosed that **APN 152-060-007** is owned by the **Southwest Resource Management Association** and is dedicated conservation land pursuant to a recorded 2019 deed. The geotechnical site plan shows grading and infrastructure within this conservation parcel.

Under CEQA, this is a significant impact to protected open space that cannot be dismissed under a Negative Declaration and must be fully analyzed in an EIR.

These omissions are both procedural and substantive violations of CEQA. The City must withdraw the MND, prepare a new Initial Study that accurately lists all affected parcels and discloses the conservation status of APN 152-060-007, and re-circulate it for public review.

Attached is also the MND that was published.

Thank you.

Dave Para

Reynaldo Aquino

)m: Dave Para <[redacted]
Sent: Friday, August 22, 2025 2:49 PM
To: Reynaldo Aquino
Cc: Rod Butler; Amy Sells; Joe Perez; Guillermo Silva; Erika Soriano
Subject: Concerns Regarding August 27, 2025 Agenda – MA20269 Self Storage Project

Dear Mr. Aquino,

As a resident participating in the MA20269 review process, I am compelled to place the following legal concerns on the record regarding the August 27, 2025 Planning Commission agenda:

1. Brown Act Notice Deficiency

- The August 27 agenda (Item No. 4) is materially identical to the August 13 agenda, despite the City being on notice of errors in the staff report and IS/MND.
- Under the **Brown Act (Gov. Code §54954.2)**, an agenda must give the public a fair description of the items of business. By failing to update the agenda to reflect corrected parcel numbers, conservation deed restrictions, and ownership conflicts, the City risks providing **misleading notice.**
- If the Commission proceeds, this creates grounds for a **cure and correct demand** and potential judicial invalidation of the action.

2. CEQA Public Participation Violation

- CEQA requires meaningful notice and disclosure. The IS/MND and Notice of Intent failed to include APN 152-060-007 (a conservation parcel owned by SWRMA).
- The agenda's failure to update or disclose these facts compounds the problem by pushing forward with a **flawed environmental document.**
- Further, the City has extended my **CPRA request (Ref. #R000484-081325)** until September 5, after the hearing date. This deprives the public of access to requested documents necessary for informed CEQA participation.

3. Zoning and Consistency Errors

- The staff report incorrectly identifies the project's school district as Jurupa Unified, when in fact the site lies within Corona-Norco Unified.
- The July 9, 2025 Commission minutes reference a **parcel transfer agreement between SWRMA, Mr. Galvez, and AMC,** but this document has not been disclosed in the agenda packet.
- Proceeding without these corrections risks adopting zoning amendments and entitlements on an **incomplete and misleading record.**

4. Omission of Public Comments from Agenda Packet

- Multiple written public comments, including my own detailed submissions, have not been included in the Aug 27 agenda packet.

- The **Brown Act** and CEQA require that written comments submitted in advance of a public hearing be distributed to decisionmakers and form part of the administrative record.
- Failure to include these comments further undermines public participation and may invalidate any action taken.

Requested Action
I respectfully urge the City to:

- Produce responsive CPRA records on a **rolling basis prior to August 27**;
- Revise the agenda and staff report to accurately identify all affected parcels, ownership, and restrictions;
- Ensure all written public comments are included in the agenda packet and made part of the administrative record; and
- Postpone Commission action until these defects are corrected to ensure compliance with the Brown Act, CEQA, and state zoning law.

Respectfully submitted,

Dave Para

Riverbend Community Member

Reynaldo Aquino

From: Dave Para <[redacted]
Sent: Friday, August 22, 2025 2:49 PM
To: Reynaldo Aquino
Cc: Rod Butler; Amy Sells; Joe Perez; Guillermo Silva; Erika Soriano
Subject: Concerns Regarding August 27, 2025 Agenda – MA20269 Self Storage Project

Dear Mr. Aquino,

As a resident participating in the MA20269 review process, I am compelled to place the following legal concerns on the record regarding the August 27, 2025 Planning Commission agenda:

1. Brown Act Notice Deficiency

- The August 27 agenda (Item No. 4) is materially identical to the August 13 agenda, despite the City being on notice of errors in the staff report and IS/MND.
- Under the **Brown Act (Gov. Code §54954.2)**, an agenda must give the public a fair description of the items of business. By failing to update the agenda to reflect corrected parcel numbers, conservation deed restrictions, and ownership conflicts, the City risks providing **misleading notice.**
- If the Commission proceeds, this creates grounds for a **cure and correct demand** and potential judicial invalidation of the action.

2. CEQA Public Participation Violation

- CEQA requires meaningful notice and disclosure. The IS/MND and Notice of Intent failed to include APN 152-060-007 (a conservation parcel owned by SWRMA).
- The agenda's failure to update or disclose these facts compounds the problem by pushing forward with a **flawed environmental document.**
- Further, the City has extended my **CPRA request (Ref. #R000484-081325)** until September 5, after the hearing date. This deprives the public of access to requested documents necessary for informed CEQA participation.

3. Zoning and Consistency Errors

- The staff report incorrectly identifies the project's school district as Jurupa Unified, when in fact the site lies within Corona-Norco Unified.
- The July 9, 2025 Commission minutes reference a **parcel transfer agreement between SWRMA, Mr. Galvez, and AMC,** but this document has not been disclosed in the agenda packet.
- Proceeding without these corrections risks adopting zoning amendments and entitlements on an **incomplete and misleading record.**

4. Omission of Public Comments from Agenda Packet

- Multiple written public comments, including my own detailed submissions, have not been included in the Aug 27 agenda packet.

- The **Brown Act** and CEQA require that written comments submitted in advance of a public hearing be distributed to decisionmakers and form part of the administrative record.
- Failure to include these comments further undermines public participation and may invalidate any action taken.

Requested Action
I respectfully urge the City to:

- Produce responsive CPRA records on a **rolling basis prior to August 27;**
- Revise the agenda and staff report to accurately identify all affected parcels, ownership, and restrictions;
- Ensure all written public comments are included in the agenda packet and made part of the administrative record; and
- Postpone Commission action until these defects are corrected to ensure compliance with the Brown Act, CEQA, and state zoning law.

Respectfully submitted,

Dave Para

Riverbend Community Member

Reynaldo Aquino

From: Dave Para [redacted]
Sent: Thursday, October 2, 2025 12:00 PM
To: Reynaldo Aquino; Erika Soriano
Cc: Rod Butler; Joe Perez
Subject: CEQA Comment – MA20269 (I-15 Self-Storage) – Revised IS/MND (Sept. 2, 2025) – Request for EIR
Attachments: MA_APP20269_R_250502_144210.pdf; MA20269_-_GPA_exhibit.pdf; MA20269_-_CZ_exhibit.pdf; Proof of Current Ownership.pdf; Shelli_Lamb_letter_to_Jurupa__SWRMA__002_.pdf; Title_Report.pdf; Purchase__Sale_Agreement_SWRMA_and_Galvez_2019_Redacted_159819543.1_.pdf; 2._JPR_24_02_21_01_Findings_24.12.19__with_maps_.pdf

Dear Mr. Aquino and Planning Staff,

Pursuant to CEQA Guidelines §15204(b), I submit substantial evidence that the MA20269 project may cause significant environmental effects and therefore requires preparation of a full Environmental Impact Report (EIR) under §§15064 (fair argument) and 15162 (subsequent EIR). Each point identifies: (1) the effect, (2) why it would occur, and (3) why it is significant.

1. Inaccurate / Unstable Project Description: Ownership vs. "Lot 1" Development

Effect. The IS/MND (cover page; pp. 8–10) describes a two-lot TPM where Lot 1 (~14.27 acres) is for development and Lot 2 (~72.5 acres) is preserved open space.

Why. The record contains conflicting evidence on ownership and authorization:

- The Chicago Title Preliminary Report (Exhibit A, June 3, 2024) and notarized Proof_of_Current_Ownership (Exhibit B) confirm Southwest Resource Management Association (SWRMA) holds record title to APN 152-060-007 and portions of APN 152-060-006.
- A 2019 Purchase & Sale Agreement (PSA) contemplated a carve-out return of ~14–15 acres to Galvez/AMC, but no recorded deed implementing that return appears in the title record.
- The Owner's Affidavit signed by Mr. Galvez (Exhibit C) conflicts with record ownership.
- The City already had notice of SWRMA's ownership via the May 9, 2023 SWRMA letter (Exhibit E).
- Project figures (pp. 12–14) show grading and access across SWRMA-owned parcels.

Significance. CEQA requires an accurate, stable, and finite description (§15124; *San Joaquin Raptor*). Misrepresenting conservation-owned land as "Lot 1" misleads decision-makers and undermines alternatives/mitigation.

2. Notice / Recirculation Defects

Effect. Early public notices omitted key APNs, later corrected by a recirculated notice with a new Sept. 4–Oct. 3 review period.

Why. These omissions materially affected the project's location and scope.

Significance. §§15072(b) and 15073.5 require recirculation when omissions deprive the public of meaningful review. This instability supports requiring an EIR.

3. Biological Resources & MSHCP Reserve Edge Effects

Effect. Development along OS-R/W-1 lands (pp. 86–88) adjacent to the Santa Ana River threatens habitat fragmentation, wildlife movement, and edge effects.

Why. The RCA JPR 24-02-21-01 (Exhibit D) identifies the site as part of MSHCP cores/linkages and vegetation. The IS/MND relies on generic measures instead of edge-specific avoidance.

Significance. Substantial evidence supports a fair argument of significant impacts. Only an EIR can analyze avoidance-first alternatives and enforceable reserve-edge conditions.

4. Hydrology & Water Quality at the Open-Space Interface

Effect. Lot 1 grading and WQMP basins could alter flows and degrade water quality entering preserved lands.

Why. The WQMP (Appendix J) is programmatic and fails to analyze hydroperiod, erosion, and trash pathways affecting the Santa Ana River interface.

Significance. CEQA requires site-specific hydrologic analysis; only an EIR can evaluate reserve-edge effects.

5. Land Use & Policy Conflicts

Effect. GPA/CZ changes would convert OS-R/W-1 to CR/C-1(C-P) (pp. 92–97), undermining conservation policies.

Why. Exhibits G (Existing/Proposed Land Use/Zoning Maps) confirm conversion of portions of APNs 152-060-006 and 152-060-007 from open space to commercial.

Significance. Policy inconsistency is a CEQA significance trigger; this requires an EIR.

6. Applicant Identity & Owner Authorization Defect

Effect. The IS/MND identifies Mr. Galvez/Jurupa Valley 18 LP as the applicant, but title records show SWRMA ownership.

Why. Without SWRMA's authorization, the TPM/CUP lacks enforceability.

Significance. CEQA §15124 requires accurate applicant disclosure; the Subdivision Map Act requires owner authorization. This defect requires an EIR.

7. Summary Form & State Clearinghouse Defects

Effect. The Summary Form (Summary_Form_MA20269-1.pdf) omits areas of controversy and uses outdated baseline. The SCH email (Mar. 10, 2025, SCH No. 2025030380) shows publication but no correction memo.

Significance. Omitting known ownership and reserve-edge issues deprived agencies of meaningful review. CEQA requires accurate disclosure and recirculation.

8. Cultural & Tribal Cultural Resources

Effect. Ground disturbance risks significant archaeological and tribal cultural impacts.

Why. Appendix D (Cultural Report) admits potential resources; Appendix H (ESA) confirms disturbance. IS/MND relies on monitor-and-halt measures (pp. 86–88).

Significance. CEQA disfavors deferred mitigation; an EIR must analyze avoidance.

9. Technical Appendices: Faulty Baseline & Staleness

Effect. Energy (2020), Noise (2023), AQ/GHG (2024), and VMT analyses omit SWRMA ownership and reserve-edge constraints.

Significance. §15125 requires a current baseline; stale/mis-scoped studies cannot rebut the fair argument standard.

10. Procedural Defect: Public Records Withheld

Effect. My PRA request (Aug. 13, 2025) sought deeds, maps, and SWRMA–Galvez transfer documents. The City confirmed responsive records exist but scheduled production for Oct. 3, 2025—the last day of comment period.

Why. The withheld documents include ownership/transfer records central to CEQA review.

Significance. Circulating the IS/MND without timely disclosure deprives the public of informed review; CEQA requires recirculation.

Requests

- Prepare a full EIR addressing ownership/authorization, MSHCP reserve function, hydrology/water quality, cultural/TCR resources, and land-use conflicts.
- Re-notice/recirculate with corrected project description and all ownership/transfer documents.
- Defer approvals (GPA, CZ, CUP, SDP, TPM 39001) until a legally adequate EIR is certified.

Attachments (by reference)

A. Chicago Title Preliminary Report (Order No. 00208994-RT4, June 3, 2024)
B. Certified Proof_of_Current_Ownership (notary-sealed)
C. Owner's Affidavit (Galvez)
D. RCA JPR 24-02-21-01 (Findings + maps)
E. SWRMA Letter (Shelli Lamb, May 9, 2023)
F. Existing/Proposed Land Use & Zoning Maps (W.H. Civil Engineering)

Appendix – City Rebuttal Anticipation Memo

1. Claim: "IS/MND mitigation adequately reduces impacts."

Rebuttal. Under the fair argument standard, substantial evidence of potential significance triggers an EIR regardless of mitigation claims.

2. Claim: "Ownership/authorization disputes are private, not CEQA issues."

Rebuttal. CEQA requires accurate project description (§15124). *San Joaquin Raptor Rescue Ctr. v. County of Merced*(149 Cal.App.4th 645) invalidated an MND where ownership/authorization was misrepresented. Here, Exhibit A (Title Report), Exhibit B (Proof), and Exhibit E (SWRMA Letter) confirm ownership conflicts.

3. Claim: "Generic BMPs suffice for hydrology/wildlife."

Rebuttal. CEQA forbids reliance on unenforceable measures. *Communities for a Better Env't v. CRA* (103 Cal.App.4th 98). Reserve-edge hydrology and MSHCP linkages require EIR-level analysis.

4. Claim: "Summary Form/SCH defects are clerical."

Rebuttal. §15073.5 requires recirculation where new information deprives meaningful review. The Summary Form omitted ownership/reserve-edge issues, impairing agency review.

5. Claim: "Tribal/cultural monitoring conditions are adequate."

Rebuttal. CEQA §15064.5 favors avoidance; reliance on "monitor and halt" is inadequate. *Madera Oversight Coalition v. County of Madera* (199 Cal.App.4th 48).

6. Claim: "Policy conflicts are a planning matter, not CEQA."

Rebuttal. Land use inconsistency is a CEQA significance factor (§15064(b)); Exhibits G and D confirm conversion of OS-R/W-1 lands contrary to MSHCP.

7. Claim: "Stale studies are acceptable."

Rebuttal. CEQA §15125 requires a current baseline. Analyses from 2020–2023 are outdated and omit SWRMA's ownership and reserve-edge conditions.

8. Claim: "Public records issues are outside CEQA."

Rebuttal. Withholding ownership/transfer records until the last day of comment period prevented informed review. CEQA requires recirculation when critical documents surface.

9. Claim: "City was unaware of SWRMA ownership."

Rebuttal. Exhibit E (SWRMA Letter, May 9, 2023) proves City had actual notice of SWRMA's purchase and conservation management role. Proceeding otherwise violates CEQA's duty of accurate disclosure.

10. Claim: "Exhibits/maps are not part of CEQA analysis."

Rebuttal. Exhibit F (Land Use/Zoning Maps) directly supports land use inconsistency analysis and confirms GPA/CZ conflicts. CEQA requires evaluating such maps.

Conclusion. Each rebuttal underscores that CEQA mandates preparation of an EIR for MA20269.

Respectfully,

Dave Para
[redacted]

Riverbend Community Member

Reynaldo Aquino

From: Kristen Garcia [redacted]
Sent: Friday, October 3, 2025 6:43 AM
To: Reynaldo Aquino; Rod Butler; Erika Soriano
Subject: EIR for project MA20269

Hello,

As you already know I live in Riverbend and the Self-Storage project would be directly behind my home. Again id like to bring some concerns to your attention and strongly urge you to consider an Environmental Impact report. After reviewing multiple documents, county title records ect., I strongly feel a full Environmental Impact Report instead of moving forward with a Mitigated Negative Declaration is in the best interest of the conservation land, community and all parties involved. If you intend to make an accurate, educated decision it is what needs to be done.

Below i have listed a few concerns I have for your review and consideration.

1. Ownership Confusion
The City's documents list Steve Galvez as the owner/applicant but official title records and a notarized ownership certificate show SWRMA actually owns it. How can the City rely on an applicant who doesn't own or control ALL the land being developed? This is misleading and makes the mitigation unenforceable.

2. Land Use and Open Space
The project would take land that is officially designated as **open space** (OS-R and W-1 zoning) and rezone it for commercial use. This land sits right on the Santa Ana River and is supposed to function as preserved open space. Letting it be paved over for storage units goes against both the City's General Plan and the MSHCP conservation program.

3. Habitat and Wildlife Movement
This site is part of a mapped wildlife corridor and connects to the Santa Ana River habitat. The RCA's official Joint Project Review (JPR 24-02-21-01) confirms this land contributes to the habitat reserve. A big self-storage facility with bright lights, noise, and traffic will cut into this linkage and threaten species that rely on it. The generic "best practices" listed in the MND aren't enough to prevent long-term damage.

4. Drainage and Water Quality
The project's stormwater basins and paving would sit directly upslope from conserved lands. The water quality plan is general and doesn't study what happens when polluted runoff, erosion, or trash washes into the open space or river. That must be fully analyzed before recommending approval.

5. Cultural and Tribal Resources
The project area sits on a river terrace with potential cultural and tribal resources. The current plan is only to "monitor and stop work if something is found." That approach risks irreversible damage. A full EIR should study whether avoidance is possible.

6. Public Notice Problems

The City's first notices left out some of the affected parcels, and only later reissued a corrected notice with a new comment period. That shows the original notice was incomplete and didn't give the public a fair chance to comment.

7. Outdated and Incomplete Studies
Some of the technical studies (like energy from 2020, noise from 2023) are years old and were based on the assumption that the entire lot is developable. But we now know most of it is conservation land owned by SWRMA. That means the studies don't reflect current conditions. Again, in order to make an educated decision, full environmental testing must be done and up to date.

As a homeowner who is directly impacted by this project and cares deeply for the environment, I urge you to do the extensive EIR. Before you permanently destroy conservation land and take away open space from future generations to enjoy, forever. It is not something that can be postponed as once the land is disturbed, there is no going back. Do the right thing by the community and the environment and study the permanent environmental impacts before making any decision.

I want what is best for my community, the environment and the native species. Do you? If you do, insist on an EIR.

Thank you for taking the time to read my concerns.
Kristen Garcia

Reynaldo Aquino

From: Jabz <[redacted]
Sent: Friday, October 3, 2025 3:58 PM
To: Reynaldo Aquino
Cc: [redacted]
Subject: Extention request for MA20269 - I-15 Self Storage Project
Attachments: Comment letter for Jurupa Self Storage MA20269 - I-15 Self Storage Project I 10 03 2025.pdf

Hello Mr Aquino,
please find attached a letter requesting a 90 day extension to the MA20269 - I-15 Self Storage Projectf.
We also opposed this project due to the criminal and unjustified destruction of already protected critical ancestral habitat to endemic and Endangered species of wildlife, and negative impact to the community members adjacent to this project.

Respectfully,

Jabz Alejandro Palomino
Save the Vireo | Chair
[redacted]

To: City of Jurupa Valley
Community Development Department

Attn: Reynaldo Aquino, Senior Planner
8930 Limonite Avenue
Jurupa Valley, CA 92509

Email address:
raquino@jurupavalley.org
951-332-6464

Cc: s[redacted]

We are requesting an extension of at least 90 days for the MA20269 - I-15 Self Storage Project.

To provide proper time to outreach to the communities being impacted by this project.
I understand the standard period is only 30 days. However, the documents to be reviewed by members of the public are about several hundred pages long, also, most of terminology and wording included in the document/s most taxpayers -residents are not familiar with or have hard time to understand or assimilate, as we are not familiar with it, or are not being presented or provided in any language other than English.

Any and all information regarding this project has not been properly and timely provided in languages other than English to residents next to and adjacent to the proposed project, not only disenfranchising and ignoring the adjacent demographics where a vast number of families there are Spanish specking and other languages as well that could be impacted by this project but also discriminating against them.

No links to online information nor hard copies regarding MA20269 - I-15 Self Storage Project original nor revised Study/Mitigated Negative Declaration or any other studies / documents for this project have been provided nor available to the public so far in any language other than English, failing to properly reach out and be inclusive to the Disadvantaged and Marginalized IBPOC Spanish speaking community and to other languages speaking communities' members or to members from the general public as well, which could be considered as an act of discrimination against minorities.

In order for your agency, and any public agency and/or private contractor to provide transparency and a more equitable, fair and inclusive process regarding these matters to the disadvantaged and marginalized IBPOC communities living adjacent to this project, and to the public in general, we are requesting the following but not limited to:

1. Public Comment Period Extension to at least 90 days starting from the date copies of this document translated to Spanish and other languages are released and available to the disadvantaged and marginalized IBPOC Spanish speaking and other languages community members living adjacent to this project, and for members to the public in general as well. (Bowtie Park Development Project Initial Study/Mitigated Negative Declaration)

2. Provide translated version of the document proposed / presented (MA20269 - I-15 Self Storage Project Initial Study/Mitigated Negative Declaration and any other) in Spanish and other languages other than English for transparency and a more equitable, fair and inclusive process regarding these matters to the disadvantaged and marginalized IBPOC communities living adjacent to this project, and to the public in general as well.

3. Public meetings in the form of town hall addressing the new and prior proposed changes to the plan, measures to minimize or cure any negative impact to the well-being of residents, environment and wildlife as well, and answer all the questions, concerns and recommendations from residents-stakeholders and public in general in regards of the proposed project.

4. Include full Studies and Conservation plans for any and all Endangered Species as this parcel is under the protection of State and Federal Laws protecting species on the brink of extinction such as the Least Bell's Vireo (Vireo bellii pusillus), as mandated by the US Fish and Wildlife Service Endangered Species Act / CESA.

5. Most members who are extremely concerned about MA20269 - I-15 Self Storage Project were never properly notified by any public agency nor private contractor or their representatives, which could be interpreted as a delivered strategy to avoid concerned residents / tax payers from present and deliver their comments on time.

Respectfully,

Jabz Alejandro P.
Save the Vireo | Chair

Reynaldo Aquino

From: Dave Para <[redacted]
Sent: Friday, October 3, 2025 5:43 PM
To: Reynaldo Aquino; Erika Soriano
Cc: Rod Butler; Joe Perez
Subject: redraft your Supplemental Comment email in full (with this PRA-withholding paragraph and updated Appendix list already slotted in), so you can send it clean
Attachments: _07092025-857.pdf; _08132025-864.pdf; R000484-081325_Message_History.pdf; R000484-081325_Message_History (1).pdf; MA_APP20269_R_250502_144210.pdf; MA20269_-_CZ_exhibit.pdf; MA20269_-_GPA_exhibit.pdf; Proof of Current Ownership.pdf; Title_Report.pdf; Purchase__Sale_Agreement_SWRMA_and_Galvez_2019_Redacted_159819543.1_.pdf; Shelli_Lamb_letter_to_Jurupa__SWRMA___002_.pdf; 2._JPR_24_02_21_01_Findings_24.12.19__with_maps_.pdf

Dear Mr. Aquino and Planning Staff,

Since I received the last email about my PRA at 3:35 PM, and you waited until the last minute to send this to me, I should be able to send one final email.

This is a supplemental CEQA comment for **MA20269 (I-15 Self-Storage)**. It supplements my October 3, 2025 submittal by adding direct **General Plan citations** regarding the Open Space–Recreation (OS-R) designation and the proposed conversion to Commercial Retail (CR), and by clarifying recent procedural developments. Please include this email in the **administrative record** and distribute it to the Planning Commission and decision-makers.

Clarification to Section V – Land Use & Policy Conflicts (with pinpoint citations)

What the General Plan says about OS-R:

- "Open Space–Recreation (OS-R)... allows for active and passive recreational uses such as parks, trails, campgrounds, athletic fields, golf courses, and off-road vehicle parks... Ancillary structures may be permitted for recreational opportunities." (Jurupa Valley General Plan, Land Use Element, p. 2-26)
- "Require that open space recreation facilities be accessible to the community..." (Policy LUE 1.7)
- "Require that new development meet the parkland requirements as established in the Quimby Act..." (Policy LUE 1.8)
- Semi-rural/open space areas "help retain precious water resources by reducing run-off and providing important wildlife habitat and habitat linkages." (p. 2-26)

What the General Plan says about CR:

- "Commercial Retail (CR)... allows for the development of a broad range of retail commercial and services, including professional office and visitor-serving commercial uses... FARs 0.20–0.35." (Land Use Element, LUE 3 – Commercial, Industrial & Business Park)

Why this matters for MA20269:

- The GPA/CZ would convert OS-R/W-1 to CR/C-1(C-P) to enable a **self-storage and RV storage facility.**
- Self-storage is not a recreational use, provides no parkland or trails, and does not meet OS-R's intent or policies (LUE 1.7, 1.8).
- Paving, lighting, and grading at the Santa Ana River edge directly conflict with OS-R goals of retaining habitat linkages and reducing runoff.
- **RCA JPR 24-02-21-01 (Dec. 19, 2024)** confirms the site lies within MSHCP core/linkage areas, underscoring the importance of OS-R protections.

Legal significance:

- Under CEQA Guidelines Appendix G, a **conflict with applicable land use plans/policies** is itself a significance threshold.
- This is not merely a discretionary "policy choice" to be cured by a GPA. The conversion itself creates a substantial conflict with the adopted General Plan, compounded by biological/hydrological edge effects.
- This constitutes "substantial evidence" under §15064, requiring an **EIR with avoidance-first alternatives** (reduced footprint, off-site siting, or non-intrusive access design).

Procedural Note Regarding PRA Withholding

On October 3, 2025, the City Clerk issued a PRA response confirming that **responsive documents exist** (including ownership/authorization records) but were not produced during the IS/MND review period. The City set the first production date as October 3, 2025 itself and cited multiple exemptions.

This admission confirms that material ownership and authorization evidence was withheld from circulation. CEQA requires that all substantial evidence in the lead agency's possession be disclosed for public review (§21091; Guidelines §15087(c)). Circulating an IS/MND while withholding such records **prejudices meaningful review** and independently supports recirculation and preparation of a full EIR.

Request

Please treat this email as a **supplement** to my October 3 comment. The relief requested remains unchanged:

- Prepare a full EIR.
- Re-notice and recirculate with a corrected, stable project description.
- Defer all approvals (GPA, CZ, CUP, SDP, TPM 39001) until a legally adequate EIR is certified.

Appendix – City Rebuttal Anticipation Memorandum (Revised)

[Attached in original Oct. 3 filing; updated to include Exhibits A–I as listed below.]

Exhibit Index (Updated)

- **Exhibit A** – Chicago Title Preliminary Report (Order No. 00208994-RT4, effective June 3, 2024).
- **Exhibit B** – Certified Proof_of_Current_Ownership (notary-sealed).

- **Exhibit C** – Owner's Affidavit signed by Steve Galvez (application file).
- **Exhibit D** – RCA JPR 24-02-21-01 (Findings + maps, Dec. 19, 2024).
- **Exhibit E** – SWRMA Letter (Shelli Lamb, May 9, 2023) confirming June 2019 purchase (~70+ acres incl. APN 152-060-007).
- **Exhibit F** – Conservation Acquisition Evidence (Riverside Golf Course appraisal excerpt: June 24, 2019 sale of APNs 152-060-006, -007, -008 to SWRMA; Doc. No. 2019-0228388).
- **Exhibit G** – Planning Commission Minutes (July 9, 2025 & August 13, 2025 excerpts).
- **Exhibit H** – City PRA Production Notice (Sept. 23, 2025; production set for Oct. 3, 2025).
- **Exhibit I** – City PRA Final Response Letter (Oct. 3, 2025; responsive docs confirmed, exemptions cited).

Sincerely,
Dave Para
[redacted]

Reynaldo Aquino

From:	Jennifer Le Vasseur [redacted]
Sent:	Thursday, September 25, 2025 7:14 PM
To:	Reynaldo Aquino
Cc:	Rod Butler
Subject:	MND for MA 20269

Hello,

As a concerned citizen I am strongly against adopting an MND for MA 20269.

The land is owned by Southwest Resource Management which is a environmental non profit and an EIR should be done based solely on that fact.

The environmental impact of this project is catastrophic. Have you thought about what electricity would do to this land, not to mention gas and sewage. Don't forget that the builder wants to have a public dump site behind the homes of Riverbend that will have human feces and other harmful chemicals from the rv/public storage facility. Has the City of Jurupa Valley even done testing on the well that is located on the parcel ending in 007?

What about having heavy machinery come in and disrupt the already steady ground that the Riverbend community sits on. Are the homes facing this project in jeopardy of erosion due to the destruction of the land? Constant vibration and loud sound is not good for the animals that live on that land or good for the residents of Riverbend.

On the CEQA report, it never mentions Southwest Resource Management as the owner of these parcels and if it had been mentioned an EIR would have been mandatory. The ball has been dropped over and over and it needs to stop. The City of Jurupa Valley needs to do the right thing and adopt an EIR for this project.

Please do the right thing for the enviormental land and the habitats and reject the MND and adopt an EIR for this project.

Please acknowledge that you have received this email.

Thank you,
Jennifer Toner

Yahoo Mail: Search, Organize, Conquer

Reynaldo Aquino

From: Dave Para <[redacted]
Sent: Wednesday, September 10, 2025 9:26 AM
To: Reynaldo Aquino; Erika Soriano
Cc: Rod Butler; Joe Perez; Amy Sells
Subject: MA20269 – Self-Storage Project (IS/MND) Supplemental CEQA Comment: Defective Notice of Completion/Ownership Disclosure
Attachments: B2998-1564.pdf; NOC_MA20269_9-2-25.pdf; Proof_of_Currert_Ownership.pdf

Dear City Officials,

This supplemental comment addresses a fatal procedural flaw in the City's **Notice of Completion & Environmental Document Transmittal (NOC)** for MA20269:

1. **Incorrect Applicant/Owner Listed**
   - The NOC identifies **Steve Galvez / Jurupa Valley 18 LP** as the applicant/owner.
   - However, public records show that Mr. Galvez formally withdrew as a limited partner of Jurupa Valley 18 LP on **August 27, 2024.**
   - Listing a withdrawn entity as project applicant creates an unstable and inaccurate project description in violation of CEQA Guidelines §15124 and *County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185.
2. **Omission of True Property Owner (SWRMA)**
   - APN 152-060-007 — included in the project footprint (Lot 1 per the IS/MND and NOC) — is owned by the **Southwest Resource Management Association (SWRMA)** pursuant to a recorded grant deed (Riverside County Recorder Doc. No. 2019-0228388).
   - SWRMA is not listed anywhere in the NOC or IS/MND. This omission deprives the public and reviewing agencies of notice that **conservation-dedicated land is proposed for development**.
3. **CEQA Implications**
   - CEQA requires a **stable, accurate, and complete project description** (§15124). By failing to disclose the correct ownership, the City has misrepresented both the project applicant and the affected property.
   - The NOC's circulation to the State Clearinghouse is procedurally defective under **CEQA Guidelines §§15072 and 15085**, which require accurate notice of project ownership and location.
   - These errors require:
     - Withdrawal of the current NOC,
     - Re-filing with accurate applicant/ownership disclosure, and
     - Re-circulation of the IS/MND.
4. **Requested Action**
   Because the IS/MND is based on an incorrect and incomplete project description, the City must:
   - Halt further processing of the MND,
   - Correct and re-file the NOC with the true property owner identified, and
   - Prepare a full **Environmental Impact Report (EIR)** analyzing the significant impacts of developing land subject to conservation ownership and restrictions.

Respectfully submitted,

Dave Para
Jurupa Valley Resident

Reynaldo Aquino

From: Mario Garcia [redacted]
Sent: Tuesday, September 30, 2025 11:04 AM
To: Reynaldo Aquino
Subject: Public Comment – MA20269 Self-Storage Project (Oct. 3, 2025)

Good evening, Commissioners and City staff,

My name is **Mario Garcia**, and I live right here in the Riverbend community. I'm submitting comments because I'm deeply concerned about this **MA20269 self-storage project**, particularly the revised IS/MND issued September 2, 2025.

I believe there are several significant gaps in the project documents that render them insufficient for approval without a comprehensive **Environmental Impact Report (EIR)**. I ask you to require an EIR and correct the public record first before moving forward. Here's why:

1. Confusing ownership and project layout
The project description assumes "Lot 1" is wholly available to the applicant. But public title records show that **SWRMA (a conservation nonprofit)** still owns much of APN 152-070-008, 152-060-007, and parts of APN 152-060-006. Some proposed roads and grading zones overlap with land SWRMA owns. If you don't know who truly controls the land, you can't reliably enforce mitigation or ensure the project is lawful.

2. Threats to the river habitat
This site sits beside open-space lands along the Santa Ana River. Building storage and infrastructure here risks fragmenting habitat, interfering with wildlife corridors, and creating lighting or noise impacts at the edge of conserved lands. Given the regional conservation plans (RCA JPR 24-02-21-01), this area is part of a larger ecological network. It deserves careful, site-specific analysis — not just generic protections.

3. Notice was unstable and incomplete
Initial notices left out key parcels. Later, the City reissued a notice and extended the comment period. That tells me the project description has been shifting — that instability makes it harder for neighbors or agencies to comment effectively.

4. Zoning and policy conflicts
Parts of this property are currently designated Open Space or Conservation. The proposed zone changes to commercial directly conflict with those goals. Converting conservation land to storage doesn't align with the City's own policies or MSHCP conservation objectives.

5. Water runoff and drainage concerns
New pavement and stormwater basins could change how water flows toward the open-space areas. Erosion, trash, or altered drainage could degrade the habitat next door. The water quality plan is too general and doesn't assess these edge effects in detail.

6. Cultural and tribal resources risks
Cultural and archaeological studies acknowledge that disturbance can uncover historically or spiritually significant resources. Saying we'll "monitor and pause" if something appears isn't enough — we need to see whether design changes or alternative siting can avoid damage altogether.

This project has real potential impacts — especially given its location next to conserved open space — and we deserve a fully informed decision, not shortcuts. Thank you for considering my concerns and for your attention.

Sincerely,
Mario Garcia

Reynaldo Aquino

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Sent: Tuesday, September 30, 2025 11:04 AM
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This project has real potential impacts — especially given its location next to conserved open space — and we deserve a fully informed decision, not shortcuts. Thank you for considering my concerns and for your attention.

Sincerely,
Mario Garcia

Reynaldo Aquino

From: Dave Para <[redacted]
Sent: Friday, October 3, 2025 3:01 PM
To: Reynaldo Aquino; Erika Soriano
Cc: Rod Butler; Joe Perez
Subject: Supplemental CEQA Comment – MA20269 (I-15 Self-Storage) – Clarification of Section V (Land Use & Policy Conflicts)
Attachments: MA_APP20269_R_250502_144210.pdf; MA20269_-_CZ_exhibit.pdf; MA20269_-_GPA_exhibit.pdf; Proof of Current Ownership.pdf; Title_Report.pdf; Purchase__Sale_Agreement_SWRMA_and_Galvez_2019_Redacted_159819543.1_.pdf; Shelli_Lamb_letter_to_Jurupa__SWRMA___002_.pdf; 2._JPR_24_02_21_01_Findings_24.12.19__with_maps_.pdf; _08132025-864.pdf; _07092025-857.pdf; R000484-081325_Message_History.pdf

Dear Mr. Aquino and Planning Staff,

This is a supplemental CEQA comment for MA20269 (I-15 Self-Storage). It supplements my October 3, 2025 submittal by adding direct General Plan citations regarding the Open Space–Recreation (OS-R) designation and the proposed conversion to Commercial Retail (CR). Please include this email in the administrative record and distribute it to the Planning Commission and decision-makers.

Clarification to Section V – Land Use & Policy Conflicts

What the General Plan says about OS-R:
"Open Space–Recreation (OS-R)... allows for active and passive recreational uses such as parks, trails, campgrounds, athletic fields, golf courses, and off-road vehicle parks... Ancillary structures may be permitted for recreational opportunities." (Jurupa Valley General Plan, Land Use Element, p. 2-26)

"Require that open space recreation facilities be accessible to the community..." (Policy LUE 1.7)
"Require that new development meet the parkland requirements as established in the Quimby Act..." (Policy LUE 1.8)

Semi-rural/open space areas "help retain precious water resources by reducing run-off and providing important wildlife habitat and habitat linkages." (p. 2-26)

What the General Plan says about CR:
"Commercial Retail (CR)... allows for the development of a broad range of retail commercial and services, including professional office and visitor-serving commercial uses... FARs 0.20–0.35." (Land Use Element, LUE 3 – Commercial, Industrial & Business Park)

Why this matters for MA20269:
The GPA/CZ would convert OS-R/W-1 to CR/C-1(C-P) to enable a self-storage and RV storage facility. Self-storage is not a recreational use, provides no parkland or trails, and does not meet OS-R's intent or policies (LUE 1.7, 1.8).
Paving, lighting, and grading at the Santa Ana River edge directly conflict with OS-R goals of retaining habitat linkages and reducing runoff.

RCA JPR 24-02-21-01 (Dec. 19, 2024) confirms the site lies within MSHCP core/linkage areas, underscoring the importance of OS-R protections.

In addition, as noted in my October 3 comment (Section I), the 2019 Purchase & Sale Agreement (PSA) between SWRMA and Galvez/AMC has not been implemented by any recorded deed as of October 3, 2025. This unresolved title issue underscores the instability of the project description and directly affects the land use conversion analysis.

Legal significance:
Under CEQA Guidelines Appendix G, a conflict with applicable land use plans or policies is itself a significance threshold.
This is not merely a discretionary "policy choice" to resolve by GPA. Instead, the conversion itself creates a substantial conflict with the adopted General Plan, compounded by biological/hydrological edge effects.
This constitutes "substantial evidence" under §15064, requiring an EIR with avoidance-first alternatives (e.g., reduced footprint, off-site siting, or non-intrusive access design).

Request

Please treat this email as a supplement to my October 3 comment. The relief requested remains unchanged:

- Prepare a full EIR.
- Re-notice and recirculate with a corrected, stable project description.
- Defer all approvals (GPA, CZ, CUP, SDP, TPM 39001) until a legally adequate EIR is certified.

Appendix – City Rebuttal Anticipation Memorandum
(*Filed together with my Oct. 3 comment; updated Exhibit Index included.*)

Sincerely,
Dave Para

[redacted]

Appendix – City Rebuttal Anticipation Memorandum

To: File
From: Dave Para, Commenter
Re: Anticipated City Responses and Legal Rebuttals – MA20269 IS/MND
Date: October 3, 2025

This memorandum anticipates potential City responses to the CEQA comment letter and provides rebuttals grounded in case law and CEQA Guidelines.

1. Claim: "IS/MND mitigation adequately reduces impacts."

Rebuttal: Under the **fair argument standard**, substantial evidence of potential significance triggers an EIR regardless of mitigation claims. (See *Communities for a Better Env't v. Cal. Resources Agency* (2002) 103 Cal.App.4th 98, 110). Mitigation measures cannot substitute for full EIR analysis where evidence suggests potentially significant impacts.

2. Claim: "Ownership/authorization disputes are private, not CEQA issues."

Rebuttal: CEQA requires an **accurate, stable, and finite project description** (§15124). Courts invalidate environmental documents that misdescribe ownership or control. (*San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645, 655–657). Without accurate ownership/authorization, decision-makers cannot evaluate alternatives or enforce mitigation.

3. Claim: "Generic BMPs are sufficient for hydrology/wildlife edge impacts."

Rebuttal: Courts reject reliance on deferred or unenforceable measures. (*Communities for a Better Env't*, supra, at 113–114). Reserve-edge interface impacts (hydrology, lighting, noise) require project-specific analysis in an EIR, not generic "best practices" or post-approval monitoring.

4. Claim: "Summary Form/SCH defects are minor clerical issues."

Rebuttal: CEQA §15073.5 requires recirculation where new or corrected information is needed to ensure meaningful public review. Omissions of responsible agencies, controversy, or baseline data from the Summary Form and SCH transmittal deprived reviewing agencies of information, which is not a harmless defect.

5. Claim: "Tribal/Cultural monitoring conditions are adequate."

Rebuttal: CEQA disfavors reliance on "monitor and halt" conditions where feasible avoidance may exist. (*Madera Oversight Coalition v. County of Madera* (2011) 199 Cal.App.4th 48, 91–92). Avoidance alternatives must be analyzed in an EIR.

6. Claim: "The General Plan Amendment cures any land-use inconsistency."

Rebuttal: This argument misunderstands CEQA. CEQA significance standards explicitly include "conflict with applicable land use plans, policies, or regulations" (Appendix G). The proposed **conversion of OS-R to CR** creates the conflict that must be analyzed as an environmental impact. Courts have held that an agency cannot avoid CEQA analysis of a conflict merely by amending the plan to match the project. (*Friends of "B" Street v. City of Hayward* (1980) 106 Cal.App.3d 988, 1002–1003). The amendment itself is part of the project's impact, not an escape from review. Thus, the GPA heightens—rather than cures—the policy conflict requiring EIR analysis.

7. Claim: "Withheld PRA records are irrelevant to CEQA circulation."

Rebuttal: CEQA requires that all substantial evidence in the lead agency's possession be disclosed for meaningful public review (§21091; §15087(c)). Here, the City acknowledged withholding

ownership/transfer documents until the very last day of the comment period (Oct. 3, 2025). That prevented informed participation and itself triggers the need for recirculation.

Conclusion

Each anticipated rebuttal reinforces that CEQA requires preparation of an EIR for MA20269. The City cannot avoid this requirement by pointing to mitigation claims, procedural corrections, or a GPA amendment. The fair argument standard, case law, and CEQA Guidelines establish that the identified defects are material and legally significant.

Exhibit Index (Updated):

- **Exhibit A – Chicago Title Preliminary Report** (Order No. 00208994-RT4, effective June 3, 2024).
- **Exhibit B – Certified Proof_of_Current_Ownership** (notary-sealed).
- **Exhibit C – Owner's Affidavit** signed by Steve Galvez (application file).
- **Exhibit D – RCA JPR 24-02-21-01** (Findings + maps, 12/19/2024).
- **Exhibit E – SWRMA Letter** (Shelli Lamb, May 9, 2023) confirming June 2019 purchase (~70+ acres incl. APN 152-060-007) for preservation/management.
- **Exhibit F – Conservation Acquisition Evidence** (Riverside Golf Course appraisal excerpt: June 24, 2019 sale of APNs 152-060-006, -007, -008 to SWRMA; Doc. No. 2019-0228388; purpose: preserve as open space).
- **Exhibit G – Planning Commission Minutes** (July 9, 2025 & August 13, 2025 excerpts).
- **Exhibit H – City PRA Production Notice** (first production scheduled **10/03/2025**).

_Master-General-Plan GP-Tech-Amendment-Adopted-Feb-2024.pdf

To: City of Jurupa Valley
Community Development Department

Attn: Reynaldo Aquino, Senior Planner
8930 Limonite Avenue
Jurupa Valley, CA 92509

Email address:
raquino@jurupavalley.org
951-332-6464

Cc: [redacted]

We are requesting an extension of at least 90 days for the MA20269 - I-15 Self Storage Project.

To provide proper time to outreach to the communities being impacted by this project.
I understand the standard period is only 30 days. However, the documents to be reviewed by members of the public are about several hundred pages long, also, most of terminology and wording included in the document/s most taxpayers -residents are not familiar with or have hard time to understand or assimilate, as we are not familiar with it, or are not being presented or provided in any language other than English.

Any and all information regarding this project has not been properly and timely provided in languages other than English to residents next to and adjacent to the proposed project, not only disenfranchising and ignoring the adjacent demographics where a vast number of families there are Spanish specking and other languages as well that could be impacted by this project but also discriminating against them.

No links to online information nor hard copies regarding MA20269 - I-15 Self Storage Project original nor revised Study/Mitigated Negative Declaration or any other studies / documents for this project have been provided nor available to the public so far in any language other than English, failing to properly reach out and be inclusive to the Disadvantaged and Marginalized IBPOC Spanish speaking community and to other languages speaking communities' members or to members from the general public as well, which could be considered as an act of discrimination against minorities.

In order for your agency, and any public agency and/or private contractor to provide transparency and a more equitable, fair and inclusive process regarding these matters to the disadvantaged and marginalized IBPOC communities living adjacent to this project, and to the public in general, we are requesting the following but not limited to:

1. Public Comment Period Extension to at least 90 days starting from the date copies of this document translated to Spanish and other languages are released and available to the disadvantaged and marginalized IBPOC Spanish speaking and other languages community members living adjacent to this project, and for members to the public in general as well. (Bowtie Park Development Project Initial Study/Mitigated Negative Declaration)

2. Provide translated version of the document proposed / presented (MA20269 - I-15 Self Storage Project Initial Study/Mitigated Negative Declaration and any other) in Spanish and other languages other than English for transparency and a more equitable, fair and inclusive process regarding these matters to the disadvantaged and marginalized IBPOC communities living adjacent to this project, and to the public in general as well.

3. Public meetings in the form of town hall addressing the new and prior proposed changes to the plan, measures to minimize or cure any negative impact to the well-being of residents, environment and wildlife as well, and answer all the questions, concerns and recommendations from residents-stakeholders and public in general in regards of the proposed project.

4. Include full Studies and Conservation plans for any and all Endangered Species as this parcel is under the protection of State and Federal Laws protecting species on the brink of extinction such as the Least Bell's Vireo (Vireo bellii pusillus), as mandated by the US Fish and Wildlife Service Endangered Species Act / CESA.

5. Most members who are extremely concerned about MA20269 - I-15 Self Storage Project were never properly notified by any public agency nor private contractor or their representatives, which could be interpreted as a delivered strategy to avoid concerned residents / tax payers from present and deliver their comments on time.

Respectfully,

Jabz Alejandro P.
Save the Vireo | Chair

Reynaldo Aquino

From: Yousaf Malik [redacted]
Sent: Wednesday, January 21, 2026 10:40 AM
To: Reynaldo Aquino
Subject: Oppose MA20269 – Protect Our River Corridor and Open Space

Dear Council Members,

I am writing to urge you to vote NO on Master Application No. 20269 at the February 5th hearing.

This proposal would convert a portion of our designated Open Space – Recreation (OS-R) into Commercial Retail (CR), allowing for a 136,000+ square foot self-storage facility and RV storage on an 89-acre site near the Santa Ana River. This location is not just open land — it's part of a vital ecological corridor and recreational area that defines the character of Jurupa Valley.

Why this project is deeply concerning:

Threat to the Santa Ana River Corridor: The proposed development sits adjacent to the river, a sensitive riparian zone that supports wildlife, mitigates flooding, and offers recreational opportunities. Commercial development here risks disrupting natural habitats and degrading water quality.

Loss of Irreplaceable Open Space: Once this land is rezoned and developed, it cannot be reclaimed. The General Plan Amendment would permanently erase a portion of our community's greenbelt for a low-value commercial use.

Increased Traffic and Infrastructure Strain: The project's scale — including RV storage and a two-story warehouse — will increase traffic near I-15 and 68th Street, impacting nearby residential areas and potentially overburdening local infrastructure.

Minimal Community Benefit: Self-storage and RV parking offer few jobs, no cultural or recreational value, and little economic uplift. This is not the kind of development that enhances our city's future.

Environmental Risk Despite MND: While the City intends to adopt a Mitigated Negative Declaration, the proximity to the river and scale of land transformation warrant a more rigorous environmental review.

Jurupa Valley deserves thoughtful, sustainable development that respects our natural assets and community values. Please stand with residents and vote NO on MA20269.

Sincerely,

Yousaf Malik Riverbend Resident

Reynaldo Aquino

From: Saher Khan [redacted]
Sent: Tuesday, January 20, 2026 9:14 PM
To: Reynaldo Aquino
Subject: Riverbend Resident Opposition to Proposed Self-Storage Development

Dear Mr. Aquino,

I am a resident of the Riverbend community, and I am writing to formally and strongly oppose the proposed self-storage and RV storage development scheduled for consideration on February 5, 2026.

This project would require a General Plan Amendment and zoning changes that convert land currently designated for open space, recreation, and conservation into commercial use. As someone who lives in Riverbend, I am deeply concerned about the permanent loss of conservation land and the long-term impact this development would have on our community's character, environment, and quality of life.

A large self-storage facility provides little to no benefit to Riverbend residents while introducing increased traffic, noise, and visual impact in an area that was specifically designated to protect open space and natural surroundings. Approving this project sets a troubling precedent by allowing commercial development on land meant to remain preserved for the community and future generations.

I am also concerned about public safety impacts. Large self-storage and RV storage facilities are known to generate increased calls for service, loitering, and security issues, which are not compatible with a residential community like Riverbend.

I am also concerned that proceeding under a Mitigated Negative Declaration does not adequately account for the cumulative environmental impacts of this development, particularly given the size of the project and the nature of the land being rezoned.

I respectfully urge the City of Jurupa Valley and City Council to deny this proposal and uphold the original intent of preserving Riverbend's conservation land. Our community deserves thoughtful, responsible land-use decisions that reflect resident input and long-term planning rather than short-term commercial interests.

Thank you for your time and consideration.

Sincerely,
Saher Malik
Riverbend Resident

Reynaldo Aquino

From: April Bell [redacted]
Sent: Wednesday, January 21, 2026 8:12 PM
To: Reynaldo Aquino
Subject: Case number MA20269

Hello,

I still strongly oppose the proposal to change the zoning of the southeast of I-15 freeway and 68th street. I oppose the use of that land for building a warehouse or RV storage. When we purchased our house in the Riverbend neighborhood, we were told there would be nothing built there as it is a flood runoff zone. When the Riverbend park was built, we were told they would put in soccer fields there. If this zone is amended to build a storage unit it will most likely increase the traffic and homeless population in the area. The home values will drop and the people who live here will suffer. Please do not approve this amendment or zone change.

Thank you,

April Bell

Riverbend resident

ATTACHMENT NO. 8

Resident Surveys

JURUPA STORAGE PROJECT

WHAT DO YOU THINK?

-We are proposing a modern state of the art fully secured storage facility with RV parking on 86 acres we own east of the 15 Fwy between the 68th Street and the Santa Ana River.
-Over 70 acres will be placed in a land conservancy to remain natural open space in perpetuity.
-The building itself and parking will sit on only 6.4 acres.
-Onsite water and flows will be captured and diverted to a bio-filtration planter and underground detention chamber, further enhancing an additional 4 acres of open space.
-The existing site sits 20 feet below the backyards of the nearest homes, 32 feet below from the top of the cinder block walls.
-The roofline will not block views to the River from the nearby homes but may block views of the freeway.
-Landscaping consists of drought tolerant native species.
-Our studies show that there is very low impact to traffic and no impact to the nearby Santa Ana River.

	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	✓			
2. Does the design fit Jurupa Valley?	✓			
3. Will this provide a benefit to residents?	✓			
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?	✓			

Any comments? :

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: SHAWNA SEALS

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	✓			
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3. Will this provide a benefit to residents?	✓			
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?	✓			

Any comments? :

Awesome idea for residents and area has high amounts of fauna that are succeptable to fires

Would you support us by: (please circle)

sending an email **writing a letter** **speaking in person**
calling your local council member

Name: Jesika Keo

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?		✓		
2. Does the design fit Jurupa Valley?		✓		
3. Will this provide a benefit to residents?		✓		
4. Do you like all the open spaces and horse trail?		✓		
5. Can you or someone you know use this?			✓	

Any comments? :

I like the idea of the fire supression idea.

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Ivanna Gomez

Address: Riverbend

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?		X		
2. Does the design fit Jurupa Valley?			X	
3. Will this provide a benefit to residents?		X		
4. Do you like all the open spaces and horse trail?			X	
5. Can you or someone you know use this?		X		

Any comments? :

looks pretty Nice

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Justine Chan

Address: Verola.

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	X			
2. Does the design fit Jurupa Valley?	X			
3. Will this provide a benefit to residents?	X			
4. Do you like all the open spaces and horse trail?	X			
5. Can you or someone you know use this?	X			

Any comments? :

I love equestrian access, open space in perpetuity,
I like water recycling, need for storage with increased population.
Fire Suppression.

Would you support us by: **sending an email** **writing a letter** **speaking in person**
(please circle) **calling your local council member**

Name: Patricia/Nelson Donald Nelson

Address: [redacted]

Phone number: [redacted]

email:

Thank you for your input!

JURUPA STORAGE PROJECT

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-Landscaping consists of drought tolerant native species.
-Our studies show that there is very low impact to traffic and no impact to the nearby Santa Ana River.

	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	✓			
2. Does the design fit Jurupa Valley?	✓			
3. Will this provide a benefit to residents?	✓			
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?	✓			

Any comments? :
This project would help keep this area clean and safe.

Would you support us by: (please circle)
sending an email **writing a letter** **speaking in person** **calling your local council member**

Name: ANTHONY COLLIER
Address: [redacted]
Phone number: [redacted]
email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

WHAT DO YOU THINK?

-We are proposing a modern state of the art fully secured storage facility with RV parking on 86 acres we own east of the 15 Fwy between the 68th Street and the Santa Ana River.
-Over 70 acres will be placed in a land conservancy to remain natural open space in perpetuity.
-The building itself and parking will sit on only 6.4 acres.
-Onsite water and flows will be captured and diverted to a bio-filtration planter and underground detention chamber, further enhancing an additional 4 acres of open space.
-The existing site sits 20 feet below the backyards of the nearest homes, 32 feet below from the top of the cinder block walls.
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-Landscaping consists of drought tolerant native species.
-Our studies show that there is very low impact to traffic and no impact to the nearby Santa Ana River.

	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?		Si		
2. Does the design fit Jurupa Valley?		Si		
3. Will this provide a benefit to residents?		Si		
4. Do you like all the open spaces and horse trail?		Si		
5. Can you or someone you know use this?				

Any comments? :

no tengo comentarios por el momento

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Rafael Garcia

Address: [redacted]

Phone number: [redacted]

email:

Thank you for your input!

JURUPA STORAGE PROJECT

WHAT DO YOU THINK?

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-Landscaping consists of drought tolerant native species.
-Our studies show that there is very low impact to traffic and no impact to the nearby Santa Ana River.

	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	X			
2. Does the design fit Jurupa Valley?	X			
3. Will this provide a benefit to residents?		X		
4. Do you like all the open spaces and horse trail?			X	
5. Can you or someone you know use this?		X		

Any comments? :

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Rizwan Ali

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

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-Our studies show that there is very low impact to traffic and no impact to the nearby Santa Ana River.

	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?		✓		
2. Does the design fit Jurupa Valley?		✓		
3. Will this provide a benefit to residents?		✓		
4. Do you like all the open spaces and horse trail?			✓	
5. Can you or someone you know use this?		✓		

Any comments? :

More convenient for me.

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: SHAWN BARNES

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

WHAT DO YOU THINK?

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	✓			
2. Does the design fit Jurupa Valley?		✓		
3. Will this provide a benefit to residents?		✓		
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?		✓		

Any comments? :

Don't tear down parks, but using rest of land for conservation is great!

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Daniela Villegas Garcia

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

WHAT DO YOU THINK?

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	✓			
2. Does the design fit Jurupa Valley?	✓			
3. Will this provide a benefit to residents?	✓			
4. Do you like all the open spaces and horse trail?		✓		
5. Can you or someone you know use this?	✓			

Any comments?:
Awesome for the community!
Problem solver for the aparments!

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Maddison Boswell
Address: [redacted]
Phone number: [redacted]
email: [redacted]

JURUPA STORAGE PROJECT

WHAT DO YOU THINK?

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-Our studies show that there is very low impact to traffic and no impact to the nearby Santa Ana River.

	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	✓			
2. Does the design fit Jurupa Valley?		✓		
3. Will this provide a benefit to residents?	✓			
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?	✓			

Any comments? :

Love the idea.

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Kelly Moss

Address: [redacted] Jurupa Valley

Phone number: [redacted]

email: [redacted]

JURUPA STORAGE PROJECT

WHAT DO YOU THINK?

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-Our studies show that there is very low impact to traffic and no impact to the nearby Santa Ana River.

	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	X			
2. Does the design fit Jurupa Valley?	X			
3. Will this provide a benefit to residents?	X			
4. Do you like all the open spaces and horse trail?	X			
5. Can you or someone you know use this?	X			

Any comments? :

I live in Eastvale, but work in Jurupa Valley and many people would benefit from such a building/business. Residents of my property need storage

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Gabriel Rodriguez

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

WHAT DO YOU THINK?

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	/			
2. Does the design fit Jurupa Valley?	/			
3. Will this provide a benefit to residents?	/			
4. Do you like all the open spaces and horse trail?	/			
5. Can you or someone you know use this?	/			

Any comments? :

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: [redacted]

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

WHAT DO YOU THINK?

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?		✓		
2. Does the design fit Jurupa Valley?	✓			
3. Will this provide a benefit to residents?	✓			
4. Do you like all the open spaces and horse trail?			✓	
5. Can you or someone you know use this?				✓

Any comments? :

I feel like adding storage units would benefit the community

as it is another resource for others

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Joyce Sauro

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

WHAT DO YOU THINK?

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-Our studies show that there is very low impact to traffic and no impact to the nearby Santa Ana River.

	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	✓			
2. Does the design fit Jurupa Valley?	✓			
3. Will this provide a benefit to residents?	✓			
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?	✓			

Any comments? :

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Elvira Cano

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

WHAT DO YOU THINK?

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	✓			
2. Does the design fit Jurupa Valley?	✓			
3. Will this provide a benefit to residents?	✓			
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?	✓			

Any comments? : Great IDEA for the SPACE

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Brian Everest

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

WHAT DO YOU THINK?

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	✓			
2. Does the design fit Jurupa Valley?	✓			
3. Will this provide a benefit to residents?	✓			
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?	✓			

Any comments? :

Good Idea. Would use. Getting Married

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Debbie Prokop

Address: [redacted]

Phone num[redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

WHAT DO YOU THINK?

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?		✓		
2. Does the design fit Jurupa Valley?		✓		
3. Will this provide a benefit to residents?			✓	
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?				✓

Any comments? :

N/A

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Isabela Reyes-Ybanez

Address: [redacted] 91752

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

WHAT DO YOU THINK?

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	✓			
2. Does the design fit Jurupa Valley?	✓			
3. Will this provide a benefit to residents?	✓			
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?	✓			

Any comments? :

I would like a closer storage unit which looks beautiful too. Hopefully affordable too.

Would you support us by: (please circle)

sending an email **writing a letter** **speaking in person**
calling your local council member

Name: April Revilla

Address: [redacted]

Phone number:

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

WHAT DO YOU THINK?

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	X			
2. Does the design fit Jurupa Valley?	X			
3. Will this provide a benefit to residents?	X			
4. Do you like all the open spaces and horse trail?	X			
5. Can you or someone you know use this?	X			

Any comments? :

Would you support us by: (please circle)

sending an email **writing a letter** **speaking in person**
calling your local council member

Name: Alyssa Millan

Address: [redacted]

Phone number:

email:

Thank you for your input!

JURUPA STORAGE PROJECT

WHAT DO YOU THINK?

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	✓			
2. Does the design fit Jurupa Valley?			✓	
3. Will this provide a benefit to residents?		✓		
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?		✓		

Any comments? :

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: JOEL REYES-YBANEZ

Address: [redacted] 91752

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

WHAT DO YOU THINK?

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	✓			
2. Does the design fit Jurupa Valley?	✓			
3. Will this provide a benefit to residents?	✓			
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?	✓			

Any comments? :

THIS WILL HELP BY HAVING MORE STORAGE FOR THE INDIVIDUALS LIVING IN THE AREA (CLOSER TO HOME), MY FAMILY WOULD USE IT

Would you support us by: (please circle) **sending an email** / **writing a letter** **speaking in person** **calling your local council member**

Name: JAIME APODACA

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

WHAT DO YOU THINK?

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	✓			
2. Does the design fit Jurupa Valley?	✓			
3. Will this provide a benefit to residents?	✓			
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?	✓			

Any comments? :

This benefits the community by having RV Storage & Self Storage ~~for horses~~.

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Melissa Apodaca

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

Petition in support of:

I am in support of a proposed state of the art fully secured storage facility with RV parking on 6.4 acres of a larger 86 acre property located east of the 15 Fwy between the 68th Street and the Santa Ana River. I understand that over 70 acres will be placed in a land conservancy to remain natural open space in perpetuity. The existing site sits 20 feet below the backyards of the nearest homes, 32 feet below from the top of the cinder block walls. The roofline will not block views to the River from the nearby homes but may block views of the freeway. Landscaping consists of drought tolerant native species. Studies show that there is very low impact to traffic and no impact to the nearby Santa Ana River. I feel that this type of business is needed in the area and will enhance the approach to the city.

EVENT: Vernola Apartments Outreach **DATE:** April 15th, 2025

LOCATION: _____

NO.	NAME	email	ADDRESS	PHONE
1	Enrique Montoya	[redacted]		
②	Patricia Nelson			
③	Donald Nelson			
4	Jesus Cipres			
5	Edgar Cano			
6				
7				
8				
9				
10				
11				
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14				
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18				
19				
20				

JURUPA STORAGE PROJECT

WHAT DO YOU THINK?

-We are proposing a modern state of the art fully secured storage facility with RV parking on 86 acres we own east of the 15 Fwy between the 68th Street and the Santa Ana River.
-Over 70 acres will be placed in a land conservancy to remain natural open space in perpetuity.
-The building itself and parking will sit on only 6.4 acres.
-Onsite water and flows will be captured and diverted to a bio-filtration planter and underground detention chamber, further enhancing an additional 4 acres of open space.
-The existing site sits 20 feet below the backyards of the nearest homes, 32 feet below from the top of the cinder block walls.
-The roofline will not block views to the River from the nearby homes but may block views of the freeway.
-Landscaping consists of drought tolerant native species.
-Our studies show that there is very low impact to traffic and no impact to the nearby Santa Ana River.

	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	X			
2. Does the design fit Jurupa Valley?	X			
3. Will this provide a benefit to residents?	X			
4. Do you like all the open spaces and horse trail?	X			
5. Can you or someone you know use this?	X			

Any comments? :

people need storage

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Alyssa Diaz

Address: [redacted]

Phone number:

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	X			
2. Does the design fit Jurupa Valley?	X			
3. Will this provide a benefit to residents?	X			
4. Do you like all the open spaces and horse trail?	X			
5. Can you or someone you know use this?	X			

Any comments? :

GOOD IDEA

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: MONICA VERDUZCO

Address: [redacted]

Phone number: [redacted]

email: [redacted]

JURUPA STORAGE PROJECT

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-Our studies show that there is very low impact to traffic and no impact to the nearby Santa Ana River.

	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	✓			
2. Does the design fit Jurupa Valley?		✓		
3. Will this provide a benefit to residents?		✓		
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?		✓		

Any comments? :

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Denisha Moore (Manager @ Vernola Marketplace)

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?				
2. Does the design fit Jurupa Valley?				
3. Will this provide a benefit to residents?				
4. Do you like all the open spaces and horse trail?				
5. Can you or someone you know use this?				

Any comments? :

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Maria Barrera

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?		✓		
2. Does the design fit Jurupa Valley?		✓		
3. Will this provide a benefit to residents?		✓		
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?		✓		

Any comments? :

no comment

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Peyton Jackson

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	✓			
2. Does the design fit Jurupa Valley?	✓			
3. Will this provide a benefit to residents?	✓			
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?	✓			

Any comments? :

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Su Casa Esmeralda Villegas

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	X			
2. Does the design fit Jurupa Valley?	X			
3. Will this provide a benefit to residents?	X			
4. Do you like all the open spaces and horse trail?	X			
5. Can you or someone you know use this?	X			

Any comments? :

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Arturo Ramirez

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	X			
2. Does the design fit Jurupa Valley?	X			
3. Will this provide a benefit to residents?	X			
4. Do you like all the open spaces and horse trail?	X			
5. Can you or someone you know use this?	X			

Any comments? :

This a great place for those who need a place to store their campers & big toys & trailers

to whom?

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Robin Kilcoyne

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	✓			
2. Does the design fit Jurupa Valley?	✓			
3. Will this provide a benefit to residents?		✓		
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?		✓		

Any comments? :

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Patty Tewell

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	X			
2. Does the design fit Jurupa Valley?	X			
3. Will this provide a benefit to residents?	X			
4. Do you like all the open spaces and horse trail?	X			
5. Can you or someone you know use this?	X			

Any comments? : love this projects will benifit many people

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Jane Rumier

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	✓			
2. Does the design fit Jurupa Valley?	✓			
3. Will this provide a benefit to residents?	✓			
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?	✓			

Any comments? :

My wife needs extra storage space for her small business

Would you support us by: (please circle)

sending an email **writing a letter** **speaking in person** **calling your local council member**

Name: Chien Wang

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	✓			
2. Does the design fit Jurupa Valley?	✓			
3. Will this provide a benefit to residents?		✓		
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?	✓			

Any comments? : This project is well needed in our community

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Scott Gold

Address: [redacted]

Phone number [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	✓			
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3. Will this provide a benefit to residents?	✓			
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?	✓			

Any comments? :

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Maria Ortiz

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

will call City or email

JURUPA STORAGE PROJECT

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Landscaping plans call for drought tolerant plantings. Our studies show that there is very low impact to traffic and no impact to the nearby Santa Ana River.

	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	X			
2. Does the design fit Jurupa Valley?	X			
3. Will this provide a benefit to residents?	X			
4. Do you like all the open spaces and horse trail?	X			
5. Can you or someone you know use this?	X			

Any comments? :
WE WALK DOWN IN THIS AREA FREQUENTLY. THERE IS A LOT OF POTENTIAL ~~FO~~ FOR THE COMMUNITY, AND I WISH THERE MORE PAVED TRAILS FOR FAMILIES.

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: ALLEN SCHUBERT
Address: [redacted]
Phone number: [redacted]
email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	✓			
2. Does the design fit Jurupa Valley?	✓			
3. Will this provide a benefit to residents?	✓			
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?	✓			

Any comments? :

will Help the ~~Yadi~~ Residents in the Area

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Mona Nasrawi

Address: [redacted]

Phone number:

email:

Thank you for your input!

JURUPA STORAGE PROJECT

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	x			
2. Does the design fit Jurupa Valley?	x			
3. Will this provide a benefit to residents?	x			
4. Do you like all the open spaces and horse trail?	x			
5. Can you or someone you know use this?	x			

Any comments? :

is nice spot. is Good For the People.

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: SAM WASKAWI

Address: [redacted]

Phone number:

email:

Thank you for your input!

JURUPA STORAGE PROJECT

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	X			
2. Does the design fit Jurupa Valley?	X			
3. Will this provide a benefit to residents?	X			
4. Do you like all the open spaces and horse trail?	X			
5. Can you or someone you know use this?	X			

Any comments? :

We Need This in our area

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: GILBERT HERRERA

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	✓			
2. Does the design fit Jurupa Valley?	✓			
3. Will this provide a benefit to residents?	✓			
4. Do you like all the open spaces and horse trail?	✓			
5. Can you or someone you know use this?	✓			

Any comments?:
Super excited to see you come.

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Mya Gamboan
Address: [redacted]
Phone number: [redacted]
email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

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	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	☆			
2. Does the design fit Jurupa Valley?	☆			
3. Will this provide a benefit to residents?	☆			
4. Do you like all the open spaces and horse trail?	☆			
5. Can you or someone you know use this?		☆		

Any comments? :

Love the look of the facility, very robust and clean.

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: Matt Herrera

Address: [redacted]

Phone number: [redacted]

email: N/A

Thank you for your input!

JURUPA STORAGE PROJECT

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-The building itself and parking will sit on only 6.4 acres. 4.4 acres is open space, a water retention basin and access road. Over 70 acres will be placed in a land conservancy to remain natural open space in perpetuity. This will include a maintained equestrian trail and trailhead.
-The existing site sits 20 feet below the backyards of the nearest homes, 32 feet below from the top of the cinder block walls. The roofline will not block views to the River from the nearby homes but may block views of the freeway.
Landscaping plans call for drought tolerant plantings. Our studies show that there is very low impact to traffic and no impact to the nearby Santa Ana River.

	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?		X		
2. Does the design fit Jurupa Valley?		X		
3. Will this provide a benefit to residents?		X		
4. Do you like all the open spaces and horse trail?		X		
5. Can you or someone you know use this?		X		

Any comments? :

_____

_____

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person** **calling your local council member**

Name: LISA

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

JURUPA STORAGE PROJECT

WHAT DO YOU THINK?

-We are proposing a modern state of the art fully secured storage facility with RV parking on 86 acres we own east of the 15 Fwy between the 68th Street and the Santa Ana River.
-The building itself and parking will sit on only 6.4 acres. 4.4 acres is open space, a water retention basin and access road. Over 70 acres will be placed in a land conservancy to remain natural open space in perpetuity. This will include a maintained equestrian trail and trailhead.
-The existing site sits 20 feet below the backyards of the nearest homes, 32 feet below from the top of the cinder block walls. The roofline will not block views to the River from the nearby homes but may block views of the freeway.
Landscaping plans call for drought tolerant plantings. Our studies show that there is very low impact to traffic and no impact to the nearby Santa Ana River.

	LOVE IT!	LIKE IT	NEUTRAL	NO
1. Do you like this project?	X			
2. Does the design fit Jurupa Valley?		X		
3. Will this provide a benefit to residents?		X		
4. Do you like all the open spaces and horse trail?		X		
5. Can you or someone you know use this?	X			

Any comments? :

_____

_____

Would you support us by: (please circle) **sending an email** **writing a letter** **speaking in person**
calling your local council member

Name: Cindy Lopez

Address: [redacted]

Phone number: [redacted]

email: [redacted]

Thank you for your input!

ATTACHMENT NO. 9

California Fish and Wildlife formal letter dated June 5, 2025

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

June 5, 2025

Reynaldo Aquino, Senior Planner
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509
raquino@jurupavalley.org

Subject: MA20269 - I-15 Self Storage Project (SCH# 2025030380)

Dear Reynaldo Aquino,

The California Department of Fish and Wildlife (CDFW) is providing the following additional clarification to the City of Jurupa Valley (City) regarding the above-referenced I-15 Self Storage Project (Project).

On April 22, 2025, CDFW Senior Environmental Scientist (Specialist), Kevin Francis, indicated in an email to you that CDFW would be preparing a comment letter related to the Project. In response to your request for clarification, Kevin Francis emailed you a bullet-point list of general biologic topics. On April 23, 2025, I was notified of these communications, and immediately sent an email to you as the City representative correcting the miscommunication. I sent you a follow-up email on April 24, 2025, confirming that the email Kevin Francis sent should not be considered pursuant to the California Environmental Quality Act (CEQA) and that the findings CDFW previously made under the Western Riverside Multi-Species Habitat Conservation Plan remained unchanged.

Mr. Francis' emails and associated content did not reflect the views of CDFW. Accordingly, CDFW rescinds those communications, recommends they not be included in the City's administrative record, and confirms they should not be considered to reflect the views of CDFW nor be relied upon as expert opinion.

If you have any questions, please feel free to contact me at Kim.Freeburn@wildlife.ca.gov or 909-544-1344.

Thank you,

DocuSigned by:
Kim Freeburn
84F92FFEEFD24C8...

Kim Freeburn
Environmental Program Manager

cc: Thomas Henry

ATTACHMENT NO. 10

Southwest Resource Management Agency Purchase Agreement

PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

Claudia Holcomb
Orange Coast Title Company
3536 Concours, Suite 120
Ontario, CA 91764
909-987-5433

Escrow No.: 1999039-CH

Title Order No.:

THIS PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this "Agreement") is made and entered into as of May 6, 2019, (the "Agreement Date"), by and between SOUTHWEST RESOURCE MANAGEMENT ASSOCIATION, a California nonprofit public benefit corporation ("Buyer"), and STEVE GALVEZ, an individual, and AMC BUSINESS VENTURES, LP, a California limited partnership (collectively, "Seller").

RECITALS

A. Seller is the owner of that certain real property of approximately 71.00 acres, situated in the County of Riverside ("County"), State of California, commonly known as Assessor Parcel Numbers 152-060-006, 152-060-07, and 152-070-008 (or portions thereof) (the "Property").

B. Buyer is a California nonprofit public benefit corporation with responsibility for conserving the natural resources in Southern California.

C. Buyer desires to acquire from Seller fee title to the Property, together with all appurtenances and other rights associated therewith, upon the terms and conditions set forth below.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements provided for herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Buyer and Seller agree as follows:

1. **Incorporation of Recitals and Exhibits**. The Recitals set forth above and the Exhibits attached to this Agreement are each incorporated into the body of this Agreement as if set forth in full.

2. **Sale and Transfer of Property.**

2.1. Purchase and Sale of Property. Subject to the terms and conditions set forth herein, Seller agrees to sell to Buyer and Buyer hereby agrees to purchase from Seller the Property as depicted on **Exhibit A** attached hereto and to be legally described

prior to the Close of Escrow, together with all rights, privileges and easements appurtenant to such portion, including, without limitation, all minerals, oil, gas and other hydrocarbon substances on and under the Property, as well as any air rights, water, water rights, water stock, utility and other permits relating to the Property, and any other easements, rights-of-way or appurtenances used in connection with the beneficial use and enjoyment of the Property (collectively, "Appurtenances"), for the purpose of habitat conservation and/or open space.

2.2. Easements. Access to the Property is by way of access easements to be established by Seller per Section 2.3 of this Agreement.

2.3. Transfer, Lot Line Adjustments and Deeds. Seller shall deposit to Escrow a grant deed in the form of **Exhibit B** attached hereto (the "Grant Deed") for approximately 86.6 acres situated in the County, commonly known as Assessor Parcel Numbers 152-060-006, 152-060-07, and 152-070-008, including the Property (the "Full Site"), as legally described and depicted on **Exhibit C** attached hereto. After close of escrow, the parties shall cooperate, at Seller's expense, to delineate the Property from approximately 15.6 acres of non-habitat portions of the Full Site ("Uplands Parcel") and to establish easements for two access points to the Property ("Lot Line Adjustments"). Buyer shall deposit to Escrow a Grant Deed pertaining to the Uplands Parcel to Seller, in the form attached on **Exhibit D** attached hereto (the "Uplands Parcel Grant Deed"), and upon proof of recordation of the Lot Line Adjustments in the Official Records of Riverside County, Escrow Holder shall record the Uplands Parcel Grant Deed in the Official Records of Riverside County.

3. Purchase Price.

[redacted]

4. Opening of Escrow.

4.1. Opening of Escrow. Within three (3) business days following the Agreement Date, the parties shall open an escrow ("Escrow") by depositing a fully executed copy of this Agreement with Orange Coast Title Company ("Escrow Holder"). Escrow Holder shall acknowledge and accept the various responsibilities of the Escrow Holder hereunder by promptly countersigning copies of this Agreement and returning fully executed and countersigned copies of this Agreement to Buyer and Seller when

Escrow has opened. Escrow shall be deemed opened ("Opening of Escrow") on the date this Agreement is countersigned by the Escrow Holder.

4.2. Escrow Instructions. This Agreement shall constitute joint escrow instructions to Escrow Holder. Notwithstanding anything in this Agreement to the contrary: i) Buyer and Seller shall not be deemed to release or indemnify Escrow Holder for claims arising out of Escrow Holder's own failure to perform the acts required of Escrow Holder under this Agreement; and ii) any disputes will be resolved as provided in Section 16.7 of this Agreement. Buyer and Seller agree to execute and deliver to the Escrow Holder such additional and supplemental instructions as Escrow Holder may require in order to clarify or fulfill the Escrow Holder's duties under this Agreement. In the event of any conflict between the provisions of this Agreement and any additional or supplemental instructions, the terms of this Agreement shall prevail.

5. Condition of Title.

5.1. Preliminary Title Report. Buyer has received a preliminary title report from Orange Coast Title Company (the "Title Company") dated as of April 4, 2019, together with legible copies of all documents referred to in the preliminary title report, and a plot plan showing the locations of all matters disclosed in the title report (collectively the "Title Report"). All monetary liens or monetary encumbrances on the Property except for liens for general and special taxes and assessments not yet due and payable (collectively, "Monetary Liens") are disapproved and Seller shall eliminate the same prior to or upon the Closing Date. All of the exceptions listed in the Title Report as shown in **Exhibit E** attached hereto are accepted by Buyer ("Permitted Exceptions").

5.2. Subsequent Date Downs of Title Report. Buyer shall have the right to request the Title Company to issue supplements to and/or "date downs" of the Title Report, copies of which will be concurrently provided to Seller. In the event that prior to Close of Escrow, the Property becomes subject to any exception not listed in the Title Report not caused by Buyer or Buyer's agents ("New Exception"), Buyer shall have three (3) days following receipt of a supplement to the Title Report and copy of the New Exception within which to approve or disapprove such New Exception. Failure by Buyer to specifically approve a New Exception within such period shall constitute disapproval (each a "Disapproved Exception"). In the event of a Disapproved Exception, then this Agreement and the Escrow shall be terminated unless Seller agrees in writing to remove any such disapproved item prior to Close of Escrow. The provisions of Section 7.4.b shall apply to such termination under this Section.

5.3. Conveyance of Fee Title. Seller shall convey fee simple title to the Property to Buyer, subject only to current general and special taxes and assessments and the Permitted Exceptions.

5.4. Title Insurance Policy. As of the Closing Date (as defined below), Seller shall cause the Title Company to issue to Buyer a policy of title insurance covering the Property, containing the terms and provisions set forth in this Section (the "Title Policy"), in an amount equal to the Purchase Price. The Title Policy shall be a standard coverage

ALTA Owner's Policy of Title Insurance in an amount equal to the Purchase Price, showing title to the Property vested in Buyer, subject only to (i) the pre-printed exceptions and exclusions, (ii) the Permitted Exceptions, (iii) those exceptions to title commonly known as the Title Company's "Regional Exceptions" and a "survey" exception, and (iv) such other matters as to which Buyer may consent in writing. Nothing stated herein shall require that Seller provide an ALTA survey of the Property, but Buyer may obtain one at Buyer's sole cost and expense. The Title Policy shall be issued without reliance on any indemnity of Seller or any third party to induce Title Company to issue the Title Policy without the prior written consent of Buyer.

6. Property Tax Holdback Account. Escrow Holder shall retain the from Seller's proceeds of the Purchase Price an amount equal to one (1) year of estimated property taxes for the Full Site ("Property Tax Holdback"). The purpose of the Property Tax Holdback is to pay the ad valorem and special taxes for the Full Site, including the Property, when due but before delinquent to the Riverside County Assessor while Buyer's "Claim for Organizational Clearance Certificate-Welfare Exemption" ("OCC") is pending with the State Board of Equalization and the "Claim for Welfare Exemption" for the Property is pending with the Riverside County Assessor's Office ("Property Tax Welfare Exemption"). It is understood by the parties that the Property Tax Welfare Exemption will not be granted until the OCC is approved by the State Board of Equalization. Once the Property Tax Welfare Exemption has been granted: (i) any unused portion of the Property Tax Holdback will be refunded to the Seller; (ii) Seller shall have the right to pursue a refund of taxes paid on the Full Site after Close of Escrow from the County; and (iii) Buyer shall cooperate with Seller in obtaining this refund.

7. Close of Escrow.

7.1. Closing Date. Provided that this Agreement is not earlier terminated pursuant to the terms and provisions hereof, Escrow shall close and Escrow Holder is instructed to close Escrow sixty (60) business days after the Opening of Escrow (the "Closing Date"), or upon such other date as Buyer and Seller shall, by written notice to the Escrow Holder, mutually agree. By closing Escrow, the Escrow Holder shall be deemed to have irrevocably committed to cause the Title Company to issue the Title Policy. If one or more conditions to closing are not satisfied or waived by the benefited party, the parties shall cooperate with each other to satisfy the same and when such conditions have been satisfied, Escrow Holder shall close the Escrow.

7.2. Deliveries to Escrow Holder.

a. By Seller. Before the Closing Date, Seller shall deposit with the Escrow Holder the following (collectively, the 'Seller's Deliveries"):

(i) The Grant Deed, as described in Section 2.3, executed by Seller and acknowledged;

(ii) A nonforeign transferor declaration ("Nonforeign Transferor Declaration"), executed by Seller;

(iii) Any affidavits or documents required by the Title Company to issue the Title Policy;

(iv) California Franchise Tax Board Form 593-C ("Withholding Exemption Certificate"), executed by Seller;

(v) Such other documents and instruments as may be reasonably required to consummate the purchase and sale of the Property, including copies of all agreements with vector control agencies and other entities for activities on the Property, and documentation of flow data, depth, width and operation of all wells on the Property.

b. By Buyer. Before the Closing Date, Buyer shall deposit with the Escrow Holder the following (collectively, the "Buyer's Deliveries"):

(i) Funds in the amount described in Section 3.1 above;

(ii) A Preliminary Change of Ownership Report completed and executed by Buyer;

(iii) Such other documents and instruments as may be reasonably required to consummate the purchase and sale of the Property.

7.3. Escrow Holder's instructions. At such time as the conditions precedent of Buyer and Seller have been satisfied or waived, Escrow Holder shall:

a. Record the Grant Deed in the Office of the County Recorder;

b. Submit to the Office of the County Recorder the Preliminary Change of Ownership Report, concurrently with the submission of the Grant Deed for recordation;

c. Notify Buyer and Seller telephonically that closing of Escrow has occurred and obtain Seller's instructions as to the manner in which the Purchase Price deposited by Buyer, less Seller's share of pro-rations, holdbacks (set forth in Section 6) and costs described, shall be disbursed and delivered to Seller;

d. Deliver to Buyer and Seller the final Escrow closing statement on the Closing Date or by the following business day;

e. Deliver the Title Policy to Buyer with a copy to Seller; and

f. Prepare and submit to the Internal Revenue Service the information return and statement concerning the closing of Escrow required by Section 6045(e) of the Internal Revenue Code of 1986, unless the same is not required under the regulations promulgated thereunder.

7.4. Cancellation of Escrow.

a. Default. In the event that, due to the failure of a party (the "Defaulting Party") to perform any of its obligations hereunder, the Escrow does not close on or before the Closing Date, then the non-Defaulting Party may cancel the Escrow by written notice to the Defaulting Party and to the Escrow Holder and the Defaulting Party shall pay all cancellation fees of the Escrow Holder and the Title Company. If Seller is the Defaulting Party, Escrow Holder shall immediately return all documentation to the Parties. If Buyer is the Defaulting Party, Seller's exclusive remedy is set forth in Section 13.2.b.

b. No Default. In the event that any of the conditions precedent to the closing of Escrow are not satisfied or waived by the Closing Date and both parties have performed all of their respective obligations hereunder, and the party for whose benefit the unsatisfied condition exists does not elect to waive it, either Party may cancel the Escrow by written notice to the other party and Escrow Holder. In such event, Escrow Holder shall immediately return all documentation and funds to the Parties, and Seller and Buyer shall each bear one-half (1/2) of the cancellation fees of Escrow Holder and the Title Company.

c. Return of Instruments; Termination. If, for any reason, Escrow is cancelled pursuant to the terms hereof, Escrow Holder shall return to the parties delivering the same all instruments and funds which are then held by Escrow Holder in connection with Escrow, and this Agreement shall thereupon terminate.

7.5. Post-Closing Matters. When the recorded Grant Deed is returned to Escrow Holder by the County Recorder's Office, Escrow Holder shall make the following deliveries:

a. To Buyer:

(i) The original, recorded Grant Deed, the Nonforeign Transferor Declaration and the Withholding Exemption Certificate; and

(ii) A Copy of the Preliminary Change of Ownership Report.

b. To Seller:

(i) A conformed copy of the Grant Deed; and

(ii) Copies of the Nonforeign Transferor Declaration and the Preliminary Change of Ownership Report.

c. To Buyer's counsel: Copies of all documents to be delivered to Buyer.

d. To Seller's counsel: Copies of all documents to be delivered to Seller.

8. Conditions Precedent to Closing.

8.1. Buyer's Conditions. Each of the following shall constitute a condition precedent to the obligations of Buyer to close the Escrow and may be waived only by a written waiver executed by Buyer and delivered to Seller and the Escrow Holder:

a. Buyer's Approval of Dated Down Title Report. Buyer shall have approved the dated down Title Report in accordance with Section 5.2;

b. Disapproved Exceptions. Seller shall have agreed to remove any Disapproved Exceptions from title to the Property and the Title Company shall have irrevocably committed to issue the Title Policy;

c. Seller's Deliveries. Seller shall have delivered the Seller's Deliveries to the Escrow Holder;

d. Representations and Warranties. All of Seller's representations and warranties as set forth herein shall be true and correct as of the Closing Date without exception; and

e. No Default. Seller shall not then be in Default (as defined below). If Buyer does not give Escrow Holder written notice of Seller's Default, for purposes of this Section only, Seller shall be deemed not to be in Default hereunder, and Escrow Holder shall proceed to close Escrow as though Seller was not in Default. Buyer's failure to give such notice to Escrow Holder shall not excuse performance by Seller of any obligation hereunder.

8.2. Seller's Conditions. Each of the following shall constitute a condition precedent to the obligations of Seller to close the Escrow and may be waived only by a written waiver executed by Seller and delivered to Buyer and the Escrow Holder:

a. Buyer's Deliveries. Buyer shall have delivered the Buyer's Deliveries to Escrow Holder;

b. Representations and Warranties. All of Buyer's representations and warranties as set forth herein shall be true and correct as of the Closing Date without exception; and

c. No Default. Buyer shall not then be in Default (as defined below). If Seller does not give Escrow Holder written notice of Buyer's Default, for purposes of this Section only, Buyer shall be deemed not to be in Default hereunder, and Escrow Holder shall proceed to close Escrow as though Buyer was not in Default. Seller's failure to give such notice to Escrow Holder shall not excuse performance by Buyer of any obligation hereunder.

9. Representations and Warranties.

9.1. Seller's Representations and Warranties. As a material inducement to

Buyer entering into this Agreement, Seller represents and warrants to Buyer as of the Agreement Date as follows:

a. Organization and Due Authorization. Seller, AMC Business Ventures, LP, is a limited partnership, duly formed, validly existing and in good standing under the laws of the State of California, with the full right, power and authority to execute and deliver this Agreement and to consummate the transactions contemplated hereby. Seller, Steve Galvez, is an individual residing the County of Orange, State of California.

b. Due Execution. This Agreement and all documents in connection herewith that are to be executed and delivered by Seller have been (or will be prior to the Closing Date) duly executed and delivered by Seller.

c. No Default. The execution and delivery of this Agreement and the consummation of the transaction contemplated hereby does not and will not result in a default (or an event which, with the giving of notice or the passage of time, would constitute a default) under, any instrument or obligation to which Seller is a party or by which Seller is bound, or violate any law, order, writ, injunction or decree of any court or regulatory agency with jurisdiction over Seller or the Property.

d. Hazardous Materials. To the best of Seller's knowledge there are no: (1) Hazardous Materials (as defined below) now located, or that previously were located, on, in, under, or within any portion of the Property, (2) enforcement, clean-up, removal or other governmental or regulatory actions threatened, instituted or completed relating to any Hazardous Materials on, in, under, within or in the vicinity of the Property, (3) claims made or threatened by any governmental agency or official or any other third party against Seller or the Property relating to damage, contribution, cost recovery, compensation, loss or injury resulting from any Hazardous Materials on, in, under, or within any portion of the Property, (4) underground storage tanks now or formerly located on the Property, and (5) Hazardous Materials located on, in, under, or within any real property adjoining or in the vicinity of the Property that could cause the Property or any part thereof to be classified as "border-zone property" under the provisions of California Health & Safety Code Sections 25220 et seq., as amended, and implementing regulations. For purposes of this Agreement, the term "Hazardous Materials" shall mean hazardous wastes, hazardous materials, hazardous substances or any other formulation intended to define, list or classify substances by reason of deleterious properties as such terms are defined in any applicable federal, state or local laws or ordinances, including without limitation any material defined as a "hazardous material" in Section 25501 of the California Health and Safety Code, pesticides, fungicides, rodenticides, asbestos, and petroleum hydrocarbons and by-products.

e. No Litigation. To the best of Seller's knowledge, there are no legal actions, suits, other legal or administrative proceedings, or proposed legislation pending or threatened or contemplated that affect or could affect: (1) Buyer's ability to use the Property, (2) the value of the Property, or (3) the ability of Seller to perform its obligations under this Agreement.

f. Contracts and Leases. There are no contracts, leases, licenses, instruments or other rights affecting the Property, other than the Permitted Exceptions, which will survive or otherwise be enforceable against Buyer following the Closing Date.

g. Conformance with Law. Seller has not received any written notice of, and to the best of Seller's knowledge, there are no uncured violations of any federal, state or local zoning, building, fire, environmental, health and safety laws and regulations affecting the Property.

h. Tax Liens. There are no tax liens, whether recorded or unrecorded, whether federal, state or local which in any way affects the Property.

i. Access. Access to the Property is by way of easements previously recorded benefitting the Property or any access easements to be established by Seller in the Lot Line Adjustments. Sellers will ensure that Property has access from two locations by way of such easements.

j. Disclosure of Adverse Facts. To the best knowledge of Seller, there is no fact or condition that could materially and adversely affect the value of the Property for the purpose of habitat conservation and/or open space which Seller has not disclosed to Buyer in writing prior to or on the Agreement Date.

k. Accurate Information. All statements made herein by Seller are true, correct and complete and, to the best knowledge of Seller, information provided by Seller to Buyer relating to this Agreement does not contain any statement which is false or misleading with respect to any material fact or omits to state any material fact. "Seller's knowledge" or "to the best knowledge of Seller" shall mean the knowledge of Steve Galvez.

9.2. Buyer's Representations and Warranties. As a material inducement to Seller entering into this Agreement, Buyer represents and warrants to Seller as of the Agreement Date as follows:

a. Organization and Due Authorization. Buyer is a public benefit non-profit corporation, duly formed, validly existing and in good standing under the laws of the State of California, with the full right, power and authority to enter into and carry out the transactions contemplated by this Agreement.

b. Due Execution. This Agreement and all documents in connection herewith that are to be executed and delivered by Buyer have been (or will be prior to the Closing Date) duly executed and delivered by Buyer.

c. No Default. The execution and delivery of this Agreement and the consummation of the transaction contemplated hereby does not and will not result in a default (or an event which, with the giving of notice or the passage of time, would constitute a default) under, any instrument or obligation to which Buyer is a party or by which Buyer is bound, or violate any order, writ, injunction or decree of any court or regulatory agency with jurisdiction over Buyer.

d. As-Is, Where Is and With All Faults Condition. Buyer does hereby acknowledge, represent, warrant and agree, to and with Seller, that, (i) Buyer is purchasing the Property based on its own inspection and investigation, and is taking the Property in an "AS IS, WHERE IS, AND WITH ALL FAULTS" condition with respect to any facts, circumstances, conditions and defects of all kinds; (ii) Seller has no obligation to repair or correct any such facts, circumstances, conditions or defects or compensate Buyer for same; (iii) Buyer is and will be relying strictly and solely upon the advice and counsel of its own agents and officers and such physical inspections, examinations and tests of the Property as Buyer deems necessary or appropriate under the circumstances, and Buyer is and will be fully satisfied that the Purchase Price is fair and adequate consideration for the Property; (iv) Buyer has had and will have, pursuant to this Agreement, an adequate opportunity to make such legal, factual and other inquiries and investigations as Buyer deems necessary, desirable or appropriate with respect to the Property; (v) except as otherwise expressly provided in this Agreement, Seller is not making and has not made any warranty or representation, express or implied, with respect to the Property as an inducement to Buyer to enter into this Agreement and thereafter to purchase the Property, or for any other purpose; and (vi) by reason of the foregoing, from and after the Closing, Buyer shall assume the full risk of any loss or damage occasioned by any fact, circumstance, condition or defect pertaining to the physical and other conditions of the Property, regardless of whether the same is capable of being observed or ascertained.

9.3. Deemed Re-Made At Closing. By closing the purchase and sale of the Property, Buyer and Seller shall be deemed to have re-made, as of the Closing Date, the respective representations and warranties made by them above to the other party.

10. Seller's Covenants. During the pendency of Escrow, Seller shall, at its sole cost and expense:

10.1. Notify Buyer. Promptly advise Buyer in writing of:

a. Any material adverse change in the condition of the Property; and

b. Any fact that would or could make any of Seller's representations and warranties herein untrue.

10.2. No Detrimental Action. Not take any action which could materially and adversely affect the Property or the future use thereof, including without limitation any action which could affect the zoning, land use or entitlements applicable to the Property, unless with Buyer's written consent.

10.3. Terminate Contracts. Terminate before the Closing Date all leases, easements, encumbrances or other agreements affecting the Property, except for Permitted Exceptions or other matters disclosed to and approved by Buyer in writing.

10.4. Operation of Property Pending Closing. During the period commencing on the Agreement Date and ending on the earlier to occur of (1) the Close of Escrow, and (2) the termination of this Agreement:

a. Seller shall maintain the Property in as good condition and state of repair as that existing on the Agreement Date (ordinary wear and tear excepted);

b. Seller shall not sell, convey, grant, lease, assign, mortgage, hypothecate, encumber or otherwise transfer (on or off record) the Property or any interest therein.

c. Seller shall not introduce or release, or permit the introduction or release of any Hazardous Materials in, from, under or on the Property.

d. Other than as otherwise set forth in Section 11.4, Seller shall not make any applications for or undertake any processing of any changes to the land use status of the Property (including zoning, general plan designation and similar matters).

11. Costs and Pro-rations.

11.1. Pro-rations. Seller will pay all real property taxes and assessments allocable to the Full Site through the Closing Date and will establish a Property Tax Holdback escrow account, as described in Section 6, for the purposes of paying the ad valorem and special taxes for the Full Site, including the Property, when due but before delinquent to the Riverside County Assessor while Buyer's OCC is pending with the State Board of Equalization and the Property Tax Welfare Exemption for the Property is pending with the Riverside County Assessor's Office. If Seller has previously paid or is required to pay any real property taxes or assessments allocable to any period following the Closing Date, Seller may petition the Riverside County Tax Collector's Office for a refund of such prorated amounts, based on the approval of Buyer's OCC and Property Tax Welfare Exemption for the Property, and Buyer will cooperate with Seller in obtaining this refund. Prior to Close of Escrow, Escrow Holder and the Title Company will confirm with Riverside County that no escaped assessments or other property tax liabilities of any type affect the Property. In the event any such liabilities do exist, Seller authorizes the satisfaction of such liabilities from funds otherwise payable to Seller at Close of Escrow. Following Close of Escrow, if, notwithstanding the above provisions, Buyer or the Property become subject to any real property tax liability for a period prior to Close of Escrow, Seller will satisfy such obligation to the taxing authority within thirty (30) days following notification of such liability from Buyer or the taxing authority. If Seller defaults in such obligation and Buyer elects to pay any such tax liability, Seller will reimburse such costs to Buyer within thirty (30) days following receipt of a written demand therefor from Buyer, together with interest on such amount from the date of payment by Buyer at the highest legal rate.

11.2. Closing Costs. Buyer and Seller will each pay one-half (1/2) of all Closing costs, including the premium for the Title Policy and the Escrow fee, except that Buyer shall not be responsible for any amount that it is not required to pay due to its status as a nonprofit public benefit corporation. Each party will be responsible for payment of its own attorneys' fees with respect to the negotiation and the preparation of this Agreement.

11.3. IRS Reporting Responsibilities. Any returns, statements or reports required to be filed under Section 6045(e) of the Internal Revenue Code of 1986 (or any similar reports required by state or local law) relating to the Property shall be filed by Escrow Holder, including, without limitation, form 1099-S to be filed with the Internal Revenue Service. In no event shall this Agreement be construed so as to require that such returns, reports or statements be filed by Buyer or Buyer's counsel, or by Seller or Seller's counsel. Escrow Holder shall provide evidence to Buyer and Seller of Escrow Holder's compliance with the provisions of this Section.

11.4. Lot Line Adjustments and Transfer Costs. Seller will pay all costs associated with preparing the Lot Line Adjustments to delineate the Uplands Parcel from the Full Site, to establish access easements or other rights of access for Buyer to access the Property, and to allow for the Uplands Parcel Grant Deed by Buyer to Seller. Seller is responsible for obtaining any applicable governmental permits and approvals for the Lot Line Adjustments and shall hold Buyer harmless from and against any and all liabilities, penalties, costs, losses, damages, expenses (including, without limitation reasonable attorneys' fees and experts' fees), causes of action, claims, demands, orders, liens or judgments arising from or in any way connected with the Lot Line Adjustments. Buyer hereby agrees to fully cooperate with Seller in all aspects to apply for, process and complete the Lot Line Adjustments and further agrees to promptly execute and deliver any documents required to effectuate said Lot Line Adjustments.

12. Delivery of Possession. Possession of the Property shall be delivered to Buyer on the Closing Date, free and clear of all rights of third parties to possession or use of the Property except for the rights held by third parties under the Permitted Exceptions.

13. Default and Remedies.

13.1. Default. The failure of either party to perform any act to be performed by such party or to refrain from performing any act prohibited hereby shall be a "Default" by such party.

13.2. Remedies.

a. Default by Seller. Upon the occurrence of any Default by Seller, Buyer may seek any or all of the following remedies:

(i) Bring an action for damages against Seller for breach of contract;

(ii) File and maintain a suit against Seller for specific performance of the Agreement; or

(iii) Pursue any other legal remedy against Seller as may be allowed at law or in equity.

b. Default by Buyer. Upon the occurrence of any Default by Buyer, Seller may seek any or all of the following remedies:

(i) Bring an action for damages against Buyer for breach of contract

(ii) File and maintain a suit against Buyer for specific performance of the Agreement; or

(iii) Pursue any other legal remedy against Buyer as may be allowed at law or in equity.

14. Brokers' Commissions. Each party warrants and represents to the other that no broker, finder or other intermediary hired or employed by it is entitled to a commission, finder's fee or other compensation based upon the transaction contemplated hereby and each party shall indemnify and hold harmless the other party from and against any and all claims, liabilities, losses, damages, costs and expenses (including, but not limited to, reasonable attorneys' fees, court costs and litigation expenses) related to or arising out of a claim to a commission, finder's fee or other compensation by any broker, finder or other intermediary alleging to have been employed or hired by the indemnifying party.

15. Mutual Indemnification. Buyer agrees to defend, indemnify and hold Seller free and harmless from and against any and all claims, damages and liabilities related to Buyer's use of the Property and arising from facts and circumstances occurring following Close of Escrow. Seller agrees to defend, indemnify and hold Buyer free and harmless from and against any and all claims, damages and liabilities related to Seller's use of the Property and arising from facts and circumstances occurring prior to Close of Escrow. The indemnity obligations described above will be for the benefit of and binding upon the Parties, their successors and assigns, officers, employees and representatives and will survive Close of Escrow and the recordation of the Grant Deed.

16. Miscellaneous.

16.1. Further Documents and Acts. From time to time prior to the Closing Date, each party shall take, or cause to be taken, all reasonable actions and shall execute and deliver such documents as may be reasonably requested by the other party to carry out the purpose and intent of this Agreement.

16.2. Notices. All notices or other communications provided for or permitted hereunder shall be made in writing by hand-delivery, pre-paid first-class mail, fax or email:

If to Seller:

Steve Galvez
31938 Temecula Pkwy, Suite A369
Temecula, CA 92592
(951) 297-8120 Telephone
steve@stevegalvez.com

With copies to:

AMC Business Ventures, LP
Attn: DeRicci Keller
32823 Temecula Pkwy
Temecula, CA 92592
(951) 491-6018 Telephone
dericci@cormanleigh.com

If to Buyer:

SOUTHWEST RESOURCE MANAGEMENT ASSOCIATION
Shelli Lamb
Chief Executive Officer
4500 Glenwood Dr
Riverside, CA 92501

With copies to:

Shaye Diveley
Meyers Nave
555 12th Street, Suite 1500
Oakland, CA 94618
(510) 808-2000 (Phone)
(510) 444-1108 (Facsimile)
sdiveley@meyersnave.com

All such notices and communications shall be deemed to have been duly given: when delivered by hand, if personally delivered; two business days after being deposited in the mail, postage pre-paid, if mailed as aforesaid; or on the date of receipt, if transmitted by fax or email (with electronic confirmation of receipt) prior to 5:00 p.m. on a business day or otherwise on the next business day, provided receipt of such transmission shall be confirmed by follow-up notice within seventy-two (72) hours by another method authorized above. Any party may from time to time, by written notice to the other, designate a different address which shall be substituted for that specified above.

16.3. Survival of Representations and Warranties. All representations, warranties and covenants of the parties herein shall survive the Close of Escrow and delivery of the Grant Deed for a period of one (1) year.

16.4. Captions and Headings. The captions and headings in this Agreement are for convenience of reference only and shall not limit or otherwise affect the meaning hereof.

16.5. Time of Essence. Except as otherwise provided herein, time is of the essence with respect to all provisions of this Agreement in which a definite time for performance is specified; provided, however, that the foregoing shall not be construed to limit or deprive a party of the benefit of any grace period provided for in this Agreement.

16.6. Interpretation and Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of California applicable to agreements made and to be performed within the state. This Agreement has been negotiated at arm's length and between persons sophisticated and knowledgeable in the matters dealt with in this Agreement. In addition, each party has been represented by experienced and knowledgeable legal counsel. Accordingly, any rule of law (including California Civil Code Section 1654) or legal decision that would require interpretation of any ambiguities in this Agreement against the party that has drafted it is not applicable and is waived. The provisions of this Agreement shall be interpreted in a reasonable manner to affect the purpose of the parties and this Agreement.

16.7. Order of Reference. The parties hereto agree that the State Courts located in Riverside County, California ("Court") shall have exclusive jurisdiction over any action or proceeding brought to enforce or interpret any provision of this Agreement or arising out of the transaction described herein ("Action"), and the parties hereby consent to the exercise of personal jurisdiction over them by the Court for purposes of resolving the Action. Any party may file a complaint with the Court, and in no other court, and any party may give the other parties written notice of the notifying party's intent to apply to the Court to appoint a referee pursuant to the provisions of California Code of Civil Procedure Section 638. Following the filing of the complaint and service of the summons, such Action shall be referred promptly by the Court (a) upon joint application of the parties, to a retired judge or justice from the panel members of JAMS stipulated by the parties within five (5) business days of the delivery of the notifying party's notice described above; or (b) if the parties have not so stipulated, upon ex parte application of any party, to any retired judge or justice from such panel; to try all of the issues including all pre-trial and post-trial hearings, motions and matters of any kind whether of fact or of law and report a statement of decision thereon which shall stand as a decision of the Court. The referee shall have all the powers of a regular sitting Superior Court judge including without limitation the power to impose sanctions and to hold in contempt. Discovery shall be permitted in accordance with law and must be completed no later than ten (10) calendar days prior to the date first set for trial. A court reporter at the trial may be requested by any party. The trial must commence within ninety (90) calendar days of the date of appointment of the referee. Should JAMS, or a successor of JAMS, not be in existence at the time an Action arises, the parties agree to jointly select in good faith an alternate organization offering at that time services substantially similar to those now offered by JAMS and, when so selected, such alternate organization shall be substituted for JAMS wherever JAMS is referred to herein.

16.8. Severability. In the event that any one or more of the provisions contained herein, or the application thereof in any circumstances, is held invalid, illegal or unenforceable in any respect for any reason, the validity, legality and enforceability of any such provision in every other respect and of the remaining provisions hereof shall not be in any way impaired or affected, it being intended that all other rights and privileges shall be enforceable to the fullest extent permitted by law.

16.9. Attorneys' Fees. In any action or proceeding brought to enforce or interpret any provision of this Agreement, or where any provision hereof is validly

asserted as a defense, the prevailing party shall be entitled to recover actual attorneys' fees and all other litigation costs including without limitation costs awardable pursuant to California Code of Civil Procedure Section 1033.5 and amounts payable to expert witnesses ("Costs") in addition to any other available remedy. In addition to the fees and Costs recoverable under the preceding sentence, the parties agree that the prevailing party shall be entitled to recover actual attorneys' fees and Costs incurred in connection with the enforcement of a judgment arising from such action or proceeding.

16.10. Entire Agreement. This Agreement is intended by the parties as a final expression of their agreement and is intended to be a complete and exclusive statement of the agreement and understanding of the parties hereto in respect of the subject matter contained herein. This Agreement supersedes any and all prior restrictions, promises, representations, warranties, agreements, understandings and undertakings between the parties with respect to such subject matter and there are no restrictions, promises, representations, warranties, agreements, understandings or undertakings with respect to such subject matter other than those set forth or referred to herein.

16.11. Waiver. No delay on the part of any party hereto in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any waiver on the part of any party hereto of any right, power or privilege hereunder operate as a waiver of any other right, power or privilege hereunder, nor shall any single or partial exercise of any right, power or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, power or privilege hereunder.

16.12. Amendments. Neither this Agreement nor any term hereof may be changed, waived, discharged or terminated orally or in writing, except that any term of this Agreement may be amended by a writing signed by the parties, and the observance of any such term may be waived (either generally or in a particular instance and either retroactively or prospectively) by a writing signed by the party against whom such waiver is to be asserted.

16.13. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the successors and permitted assigns of each of the parties. Without the prior written consent of the other party, which consent shall not be unreasonably withheld, neither party may assign its rights under this Agreement; provided, however, that without Seller's consent Buyer may assign its rights hereunder to any person or entity which controls, is controlled by or is under the common control with Buyer, or to any corporation into or with which Buyer may be merged or consolidated, to any partnership or limited liability company in which Buyer or one of its subsidiaries is a partner or member, as the case may be, or to any person or entity which purchases all or substantially all of the assets of Buyer, provided, however, Buyer's assignee is a governmental entity.

16.14. No Third Party Beneficiaries. Nothing expressed or mentioned in this Agreement is intended or shall be construed to give any person, other than the parties hereto and their respective successors and assigns, any legal or equitable right, remedy or claim under or in respect of this Agreement or any provisions herein contained, this

Agreement and any conditions and provisions hereof being intended to be and being for the sole and exclusive benefit of the parties hereto and their respective successors and assigns, and for the benefit of no other person.

16.15. Performance of Acts on Business Days. Unless specifically stated to the contrary, all references to days herein shall be deemed to refer to calendar days. In the event that the final date for payment of any amount, performance of any act, or the end of any other period hereunder falls on a Saturday, Sunday or holiday, such payment may be made, such act may be performed, or such period shall end, as the case may be, on the next succeeding business day.

16.16. Counterparts. This Agreement may be executed in any number of counterparts and by the parties hereto in separate counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same agreement.

(signature page to follow)

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written and such date shall be deemed the date of this Agreement.

SELLER:

AMC BUSINESS VENTURES, LP
By: KD Investments, LLC
Its: General Partner

By: _____
Daniel Leigh, Manager

_____
Steve Galvez

BUYER:

SOUTHWEST RESOURCE MANAGEMENT ASSOCIATION

By: _____
Its: Chair

EXHIBITS

Exhibit A – Depiction of the Property to be Purchased
Exhibit B - Grant Deed
Exhibit C - Legal Description and Depiction of the Full Site
Exhibit D – Grand Deed of Uplands Parcel
Exhibit E – Title Report dated 4/4/2019

Exhibit "A"

Depiction of the Property to be Purchased

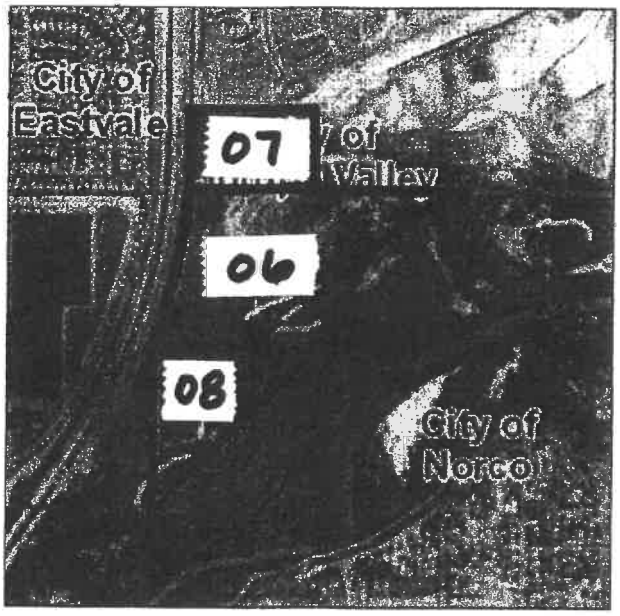
[Attached]

EXHIBIT A

Riverside County Parcel Report

APN(s) 152060006, 152060007, 152070008

MAPS/IMAGES



PARCEL

APN 152-060-006-2
152-060-007-3
152-070-008-5

Exhibit "B"

Grant Deed

[Attached]

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

Name
Address
City, State Zip

Title Order No.
Escrow No.

EXHIBIT B

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX is **$0.00** CITY TAX is **$0.00**

_____
Signature of Declarant or Agent determining tax – Firm Name

☐ computed on the full value of the property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at the time of sale,
☐ Unincorporated area ☐ City of , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

hereby GRANT(S) to

the following described real property in the city of , County of , State of California:

As shown in Exhibit "A" attached hereto and made a part hereof

A.P.N.

Dated:

_____ _____

_____ _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF) ss.

On before me, , a Notary Public personally appeared , who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature_____(Seal)

Mail Tax Statements as Directed Above
Form provided by Orange Coast Title Company and Orange Coast Title Company of Southern California

Exhibit "C"

Legal Description and Depiction for Full Site
[Attached]

EXHIBIT C

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF JURUPA VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 1 (APN 152-060-006-2; 152-070-008-5):

THAT PORTION OF FRACTIONAL SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO ON FILE IN BOOK 9, PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND OF LOT 3 OF SANTA ANA RIVER DEVELOPMENT COMPANY'S TRACT NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 3 THROUGH 5, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID FRACTIONAL SECTION, SAID CORNER BEING MARKED BY A 4 INCH BY 4 INCH STAKE AS SET BY PARMLEY AND FINKLE IN 1889, AS SHOWN ON LICENSED SURVEY MAP ON FILE IN BOOK 10, PAGES 35 AND 36 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 00°07'14" EAST ALONG THE NORTH AND SOUTH CENTER LINE OF SAID FRACTIONAL SECTION, 1423.58 FEET TO A ¾ INCH IRON PIPE MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION FOR THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°35'15" WEST, 1.11 FEET TO A ¾ INCH IRON PIPE; THENCE SOUTH 00°52'35" WEST, 1.13 FEET TO A 2 INCH BY 2 INCH STAKE; THENCE CONTINUING SOUTH 00°52'35" WEST, 649.13 FEET TO A 2 INCH BY 2 INCH STAKE; THENCE SOUTH 89°26'05" EAST, 28.2 FEET TO A 2 INCH BY 2 INCH STAKE; THENCE SOUTH 10°05'35" WEST, 405.10 FEET TO A 2 INCH BY 2 INCH STAKE; THENCE 30°49'10" WEST, 321.76 FEET TO A 3.4 INCH IRON PIPE SET ON THE EAST AND WEST CENTER LINE OF SAID FRACTIONAL SECTION AT A POINT WHICH BEARS SOUTH 89°43'33" WEST, 221.48 FEET FROM A 1 ½ INCH IRON PIPE MARKING THE CENTER OF SAID FRACTIONAL SECTION AS SAID CENTER OF FRACTIONAL SECTION 31 WAS REESTABLISHED AND SHOWN ON SAID LICENSED SURVEY MAP; THENCE NORTH 89°43'33" EAST 221.48 FEET TO THE CENTER LINE OF SAID FRACTIONAL SECTION 31 HEREIN REFERRED TO; THENCE SOUTHERLY ALONG THE NORTH AND SOUTH CENTER LINE OF SAID FRACTIONAL SECTION TO A 2 INCH PIPE MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID FRACTIONAL SECTION, AS SHOWN ON SAID LICENSED SURVEY MAP; THENCE SOUTHERLY, 200 FEET TO AN ANGLE POINT IN THE LINE ESTABLISHED BY DEED RECORDED NOVEMBER 21, 1932 IN BOOK 93, PAGE 401 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA; SAID POINT BEING MARKED BY 2 INCH IRON PIPE AS SHOWN ON LICENSED SURVEY MAP HEREIN REFERRED TO, SAID ANGLE POINT BEING THE NORTHEASTERLY TERMINUS OF THE COURSE "NORTH 67°31' EAST, MORE OR LESS, 2951.72 FEET, MORE OR LESS, TO A POINT 200 FEET SOUTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID FRACTIONAL SECTION 31; THENCE NORTH 58°37'37" EAST 1808.63 FEET; THENCE NORTH 25°27'25" EAST, 137.45 FEET; THENCE NORTH 02°27'55" EAST, 148.77 FEET; THENCE NORTH 11°19'00" WEST, 329.53 FEET; THENCE NORTH 00°00'15" EAST, 259.99 FEET; THENCE NORTH 16°23'35" EAST, 321.68 FEET; THENCE NORTH 29°06'55" EAST, 117.48 FEET; THENCE NORTH 39°22'55" EAST, 183.76 FEET; THENCE NORTH 48°02'15" EAST, 258.06 FEET; THENCE NORTH 58°16'10" EAST, 121.35 FEET; THENCE NORTH 64°49'45" EAST, 239.80 FEET; THENCE NORTH 71°03'40" EAST, 159.78 FEET; THENCE NORTH 79°21'25" EAST, 150.40 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF SAID FRACTIONAL SECTION 31, SAID POINT BEING 87.31 FEET, MORE OR LESS SOUTHERLY FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID FRACTIONAL SECTION 31; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID FRACTIONAL SECTION, 87.31 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID FRACTIONAL SECTION 31; THENCE WESTERLY, ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID FRACTIONAL SECTION TO THE POINT OF BEGINNING.

EXHIBIT C

EXCEPTING THEREFROM THOSE PORTIONS OBTAINED BY THE STATE OF CALIFORNIA IN A FINAL ORDER OF CONDEMNATION RECORDED JUNE 08, 1987 AS INSTRUMENT NO. 161326 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

A STRIP OF LAND 20 FEET WIDE MEASURED AT RIGHT ANGLES TO AND LYING NORTHWESTERLY OF THE COURSE DESCRIBED ABOVE AS "THENCE NORTH 58°37'37" EAST 1808.63 FEET", THE NORTHERLY LINE OF SAID STRIP TO BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN THE EASTERLY AND WESTERLY BOUNDARY LINES OF THE ABOVE DESCRIBED PROPERTY.

PARCEL 2 (APN 152-060-007-3):

THAT PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO ON FILE IN BOOK 9, PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED FEBRUARY 03, 1986 AS INSTRUMENT NO. 26173 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DISTANT THEREON SOUTH 89°41'47" EAST, 315.85 FEET FROM THE NORTHWEST CORNER OF SAID STATE OF CALIFORNIA PARCEL MARKED BY 1 114 INCH IRON PIPE TAGGED RE862; THENCE SOUTH 00°39'44" WEST, 204.58 FEET TO A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 5170 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 05°03'12" A DISTANCE OF 455.99 FEET TO THE SOUTH LINE OF LAST SAID PARCEL; THENCE ALONG SAID SOUTH LINE SOUTH 89°40'05" EAST, 1024.25 FEET TO THE EAST LINE OF LAST SAID PARCEL, MARKED BY A 1 ¼ INCH IRON PIPE TAGGED RE862; THENCE ALONG SAID EAST LINE NORTH 00°40'01" EAST, 660.36 FEET T SAID NORTH LINE, MARKED BY A 1 ¼ INCH IRON PIPE TAGGED RE862; THENCE ALONG SAID NORTH LINE 89°41'47" WEST, 1004.21 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (APN 152-020-010-1; 152-060-009-5):

THOSE PORTIONS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION AND THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION ALL IN TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO ON FILE IN BOOK 9, PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" IRON PIPE WITH NAIL AND FLASH MARKING THE QUARTER CORNER COMMON TO SAID SECTION 30 AND SAID SECTION 31; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, SOUTH 00°41'41" WEST 659.93 FEET TO A 1 ¼ IRON PIPE TAGGED RE862 ON THE SOUTH LINE OF SAID NORTH HALF; THENCE ALONG SAID SOUTH LINE SOUTH 89°41'47" EAST, 315.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°39'44" EAST, 394.92 FEET; THENCE NORTH 02°05'40" EAST, 1000.31 FEET; THENCE NORTH 10°51'58" EAST, 202.17 FEET TO A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 515.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 12°31'36" A DISTANCE OF 112.57 FEET TO A REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 485.00FEET; THENCE NORTHERLY ALONG LAST SAID CURVE, THROUGH AN ANGLE OF 23°05'04" A DISTANCE OF 195.41 FEET; THENCE NORTH 00°18'20" EAST, 32.97 FEET; THENCE NORTH 44°41'10" WEST, 18.42 FEET TO A LINE PARALLEL WITH AND 44.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF 68TH STREET, 60.00 FEET WIDE; THENCE ALONG SAID PARALLEL LINE SOUTH 89°41'40" EAST, 128.03 FEET; THENCE SOUTH 76°58'47" WEST, 56.52 FEET;

EXHIBIT C

THENCE SOUTH 00°18'20" WEST, 32.97 FEET TO A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 545.00 FEET; THENCE SOUTHERLY ALONG SAID 545.00 FOOT RADIUS CURVE, THROUGH AN ANGLE OF 23°05'04" A DISTANCE OF 219.58 FEET TO A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 455.00 FEET AND BEING CONCENTRIC WITH SAID CURVE HAVING A RADIUS OF 515.00 FEET; THENCE SOUTHERLY ALONG SAID 455.000 FOOT RADIUS CURVE, THROUGH AN ANGLE OF 12°31'26" A DISTANCE OF 99.46 FEET; THENCE SOUTH 10°51'58" WEST, 143.50 FEET TO A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 705.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 08°46'19" A DISTANCE OF 107.93 FEET; THENCE SOUTH 02°05'40" WEST, 878.93 FEET TO A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 4955.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 01°25'56" A DISTANCE OF 123.85 FEET; THENCE SOUTH 00°39'44" WEST, 331.89 FEET TO THE SAID SOUTH LINE OF SAID NORTH HALF; THENCE ALONG SAID SOUTH LINE NORTH 89°41'47" WEST, 60.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B (APN 152-070-004-1; 152-070-009-6):

THAT PORTION OF LOT 3 OF SANTA ANA RIVER DEVELOPMENT COMPANY'S TRACT NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGES 3 THROUGH 5, INCLUSIVE OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 20 FEET WIDE, MEASURED AT RIGHT ANGLES TO AND C NORTHWESTERLY OF THE COURSE DESCRIBED IN PARCEL 2 OF THAT CERTAIN DEED TO THE CITY OF NORCO, A MUNICIPAL CORPORATION, RECORDED JANUARY 16, 1970 AS INSTRUMENT NO. 4377 OF OFFICIAL RECORDS AS "THENCE NORTH 58°37'37" EAST, 1808.63 FEET"; THE NORTHERLY LINE OF SAID STRIP OF LAND TO BE PROLONGED OR SHORTENED SO AS TO TERMINATE EASTERLY IN THE WESTERLY LINE OF THE ABOVE SAID PARCEL 2, AND WESTERLY IN THE EASTERLY LINE OF PARCEL 5, BOTH OF THE ABOVE SAID DEED TO THE CITY OF NORCO.

EXCEPT THEREFROM ALL MINERALS, GAS, OIL, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES, IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE, WITHOUT HOWEVER THE RIGHT OF SURFACE ENTRY, AS RESERVED OR EXCEPTED IN DEEDS OF RECORD.

SAID LAND IS WITHIN THE AREA SHOWN ON LICENSED SURVEY MAP ON FILE IN BOOK 10, PAGES 35 AND 36 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS.

EXHIBIT C

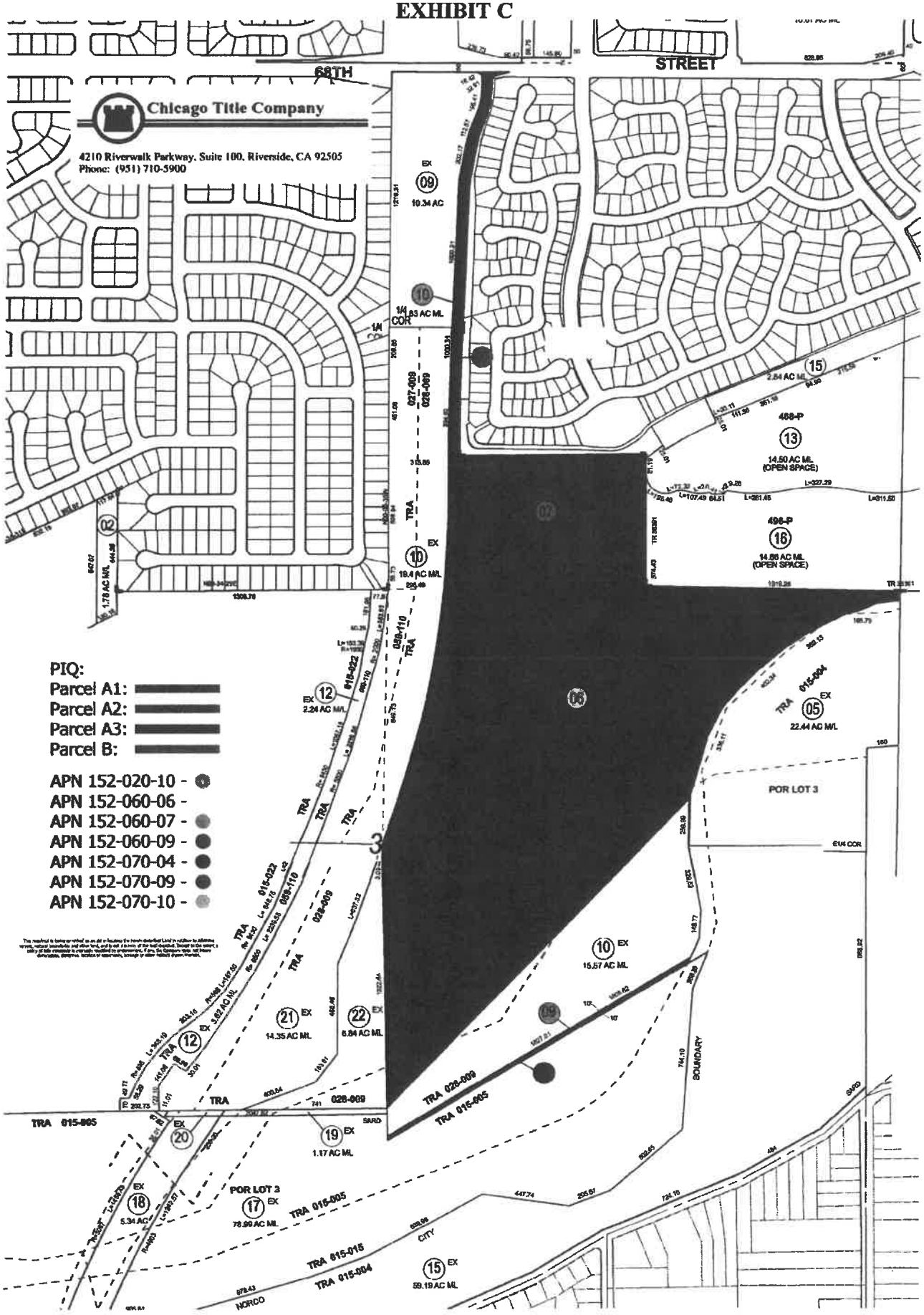

68TH
STREET
Chicago Title Company
4210 Riverwalk Parkway, Suite 100, Riverside, CA 92505
Phone: (951) 710-5900
PIQ:
Parcel A1:
Parcel A2:
Parcel A3:
Parcel B:
APN 152-020-10 -
APN 152-060-06 -
APN 152-060-07 -
APN 152-060-09 -
APN 152-070-04 -
APN 152-070-09 -
APN 152-070-10 -
POR LOT 3
TRA 015-005
TRA 028-009
TRA 015-015
TRA 015-004
BOUNDARY
CITY
NORCO

Exhibit "D"

Uplands Parcel Grant Deed

[Attached]

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

Name
Address
City, State Zip

Title Order No.
Escrow No.

EXHIBIT D

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX is **$0.00** CITY TAX is **$0.00**

_____
Signature of Declarant or Agent determining tax – Firm Name

☐ computed on the full value of the property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at the time of sale,
☐ Unincorporated area ☐ City of , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

hereby GRANT(S) to

the following described real property in the city of , County of , State of California:

As shown in Exhibit "A" attached hereto and made a part hereof

A.P.N.

Dated:

_____ _____

_____ _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF) ss.

On before me, , a Notary Public personally appeared , who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature_____(Seal)

Mail Tax Statements as Directed Above

Exhibit "E"

Title Report dated 4/4/2019

Order No. 140-1999039-66

Orange Coast Title Company

3536 Concours, Suite 120
Ontario, CA 91764
909-987-5433

UPDATED PRELIMINARY REPORT

Tierra Nova Consulting, Inc
31938 Temecula Parkway Ste A369
Temecula, CA 92592

Attention:	Steve Galvez	**Your no.:**	152-020-010
Property address:	See Attached "Property Exhibit"	**Order no.:**	140-1999039-66

Dated: April 4, 2019

In response to the above referenced application for a policy of title insurance, **Orange Coast Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit B attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit B. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit B of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of March 27, 2019 at 7:30 AM

Helen Johnson

Helen Johnson, Title Officer
Ph: 909-987-5433
Email: helenj@octitle.com

The form of policy of title insurance contemplated by this report is:

C.L.T.A. Standard Coverage Policy - 1990 (Owner's Policy or Joint Protection) and A.L.T.A. Loan Policy (06-17-06)

See attached disclosure.

Schedule "A"

The estate or interest in the land hereinafter described or referred to covered by this report is:

A Fee

Title to said estate or interest at the date hereof is vested in:

Steve Galvez, a married man as his sole and separate property and AMC Business Ventures, LP, a California Limited Partnership

The land referred to in this report is situated in the City of Jurupa Valley, the County of Riverside, State of California, and is described as follows:

Parcel 1 (APN 152-060-006-2; 152-070-008-5):

That portion of fractional Section 31, Township 2 South, Range 6 West, San Bernardino Base and Meridian, in the County of Riverside, State of California, as shown by Map sectionalized Survey of the Jurupa Rancho on file in Book 9, Page 33 of Maps, Records of San Bernardino County, California, and of Lot 3 of Santa Ana River Development Company's Tract No. 1, as shown by Map on file in Book 14 Pages 3 through 5, inclusive of Maps, Records of Riverside County, California, particularly described as follows:

Commencing at the North quarter corner of said Fractional Section, said corner being marked by a 4 inch by 4 inch stake as set by Parmley and Pinkie in 1889, as shown on Licensed Survey Map on file in Book 10 Pages 35 and 36 of Records of Survey, Records of Riverside County, California; thence South 00° 07' 14" East along the North and South center line of said Fractional Section, 1423.51 feet to a 3/4 inch iron pipe marking the Northeast corner of the Southeast quarter of the Northwest quarter of said Fractional Section for the True Point of Beginning; thence South 89° 35' 15" West, 1.11 feet to 3/4 inch iron pipe; thence South 00° 52' 35" West, 1.13 feet to a 2 inch by 2 inch stake; thence continuing South 00° 52' 35" West, 649.13 feet to a 2 inch by 2 inch stake; thence South 89° 26' 05" East, 28.2 feet to a 2 inch by 2 inch stake; thence South 10° 05' 35" West, 405.10 feet to a 2 inch by 2 inch stake; thence 30° 49' 10" West, 321.76 feet to a 3.4 inch iron pipe set on the East and West center line of said Fractional Section a point which bears South 89° 43' 33" West, 221 .48 feet from a ½ inch iron pipe marking the center of said Fractional Section as said center of fractional Section 31 was reestablished and shown on said Licensed Survey Map; thence North 89° 43' 33" East 221.48 feet to the center line of said Fractional Section 31 herein referred to; thence Southerly along the North nod South center tine of said Fractional Section to a 2 inch pipe marking the Southeast corner of the Northeast quarter of the Southwest quarter of said Fractional Section, as shown on said Licensed Survey Map; thence Southerly, 200 feet to an angle point in the line established by Deed recorded November 21, 1932 in Book 93 Page 401 of Official Records of said Riverside County, California; said point being marked by 2 inch iron pipe as shown on Licensed Survey Map herein referred to, said angle point being the Northeasterly terminus of the course "North 67° 31' East, more or less, 2951.72 feet, more or less, to a point 200 feet South of the Southeast corner of the Northeast quarter of the Southwest quarter of said Fractional Section 31; thence North 58° 3737" East 1808.63 feet; thence North 25° 27' 25" East, 137.45 feet; thence North 02° 27' 55" East, 148.77 feet; thence North 11° 19' 00" West, 329.53 feet; thence North 00° 00' 15" East, 259.99 feet; thence North 16° 23' 35" East, 321.68 feet; thence North 29° 06' 55° East, 117.48 feet; thence North 39° 22' 5" East, 183.76 feet; thence North 48° 02' 15" East, 258.06 feet; thence North 58° 16' 10" East, 12 1.35 feet; thence North 64° 49' 45" East, 239.80 feet; thence North 71° 03' 40" East, 159.78 feet; thence North 79° 21' 25" East, 150.40 feet, more or less, to a point on the Easterly line of said Fractional Section 31, said point being 87.31 feet, more or less Southerly from the Northeast corner of the Southeast quarter of the Northeast quarter of said Fractional Section 31; thence Northerly along the Easterly line of said Fractional Section, 87.31 feet, more

or less, to the Northeast corner of the Southeast quarter of the Northeast quarter of said Fractional Section 31; thence Westerly, along the Northerly line of the Southeast quarter of the Northeast quarter and the Southwest quarter of the Northeast quarter of said Fractional Section to the Point of Beginning.

Excepting therefrom those portions obtained by the State of California in a Final Order of Condemnation recorded June 08, 1987 as Instrument No. 161326 of Official Records of Riverside County, California.

Also excepting therefrom that portion thereof described as follows:

A strip of land 20 feet wide measured at right angles to and lying Northwesterly of the course described above as "Thence North 58° 37' 37" East 1808.63 feet", thence Northerly line of said strip to be prolonged or shortened so as to terminate in the Easterly and Westerly boundary lines of the above described property.

Parcel 2 (APN 152-060-007-3);

That portion of the North half of Section 31, Township 2 South, Range 6 West, San Bernardino Base and Meridian, in the County of Riverside, State of California, as shown by Sectionalized Survey of the Jurupa Rancho on file in Book 9 Page 33 of Maps, records of San Bernardino County, California, described as follows:

Beginning at a point on the North line of that certain Parcel of Land conveyed to the State of California by Deed recorded February 3, 1986 as Instrument No. 26173 of Official Records of Riverside County, California, distant thereon South 89° 41' 47" East, 315.85 feet from the Northwest corner of said State of California Parcel Marked by 1 1/4 inch iron pipe tagged RE862; thence South 00° 39' 44" West, 204.58 feet to a tangent curve, concave Westerly and having a radius of 5170 feet; thence Southerly along said curve through an angle of 05° 03 12" a distance of 455.99 feet to the South line of last said Parcel; thence along said South line South 89° 40' 05" East, 1024.25 feet to the East line of last said Parcel, marked by a 1 ¼ inch iron pipe tagged RE8 62; thence along said East line North 00° 40' 01" East, 660.36 feet to said North line, marked by a 1 ¼ inch iron pipe tagged RE862; thence along said North line 89° 41' 47" West, 1004.21 feet to the Point of Beginning.

Assessor's Parcel Numbers(s):
1: 152-070-008
2: 152-060-007
3: 152-060-006

Schedule "B"

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1 General and Special taxes for the fiscal year 2019-2020, including any assessments collected with taxes. A lien not yet payable.

First installment due and payable 11/01/2019, delinquent if not paid by 12/10/2019
Second installment due and payable 02/01/2020, delinquent if not paid by 04/10/2020

2 General and Special taxes for the fiscal year 2018-2019, including any assessments collected with current taxes.

Total amount	**$353.28**
1st installment	**$176.64**, Paid
Penalty	**$17.66** (after 12/10/2018)
2nd installment	**$176.64**, Open
Penalty	**$56.29** (after 4/10/2019)
Code area	028-009-City of Jurupa Valley
Parcel No.	**152-070-008-5**
Exemption	$(None Shown)

The above taxes cover a portion of Parcel 1.

3 General and Special taxes for the fiscal year 2018-2019, including any assessments collected with current taxes.

Total amount	**$3,496.42**
1st installment	**$1,748.21**, Paid
Penalty	**$174.82** (after 12/10/2018)
2nd installment	**$1,748.21**, Open
Penalty	**$213.45** (after 4/10/2019)
Code area	028-009-City of Jurupa Valley
Parcel No.	**152-060-007-3**
Exemption	$(None Shown)

The above taxes cover Parcel 2.

4 General and Special taxes for the fiscal year 2018-2019, including any assessments collected with current taxes.

Total amount	**$1,649.90**
1st installment	**$824.95**, Paid
Penalty	**$82.49** (after 12/10/2018)
2nd installment	**$824.95**, Open
Penalty	**$121.12** (after 4/10/2019)
Code area	028-009-City of Jurupa Valley
Parcel No.	**152-060-006-2**
Exemption	$(None Shown)

The above taxes cover a portion of Parcel 1.

5 The Lien of future supplemental taxes, if any, assessed pursuant to the provisions of section 75, et seq of the revenue and taxation code of the state of California

6 Rights of the public in and to any portion of said land lying within any lawfully established streets, roads or highways.

7 Matters, rights or boundary discrepancies that may exist or be disclosed by a Record of Survey filed in Book 10 Page 35 in the office of the County Recorder of said County.

8 Matters, rights or boundary discrepancies that may exist or be disclosed by a Record of Survey filed in Book 38 Page 78 in the office of the County Recorder of said County.

9 The ownership of said land does not include rights of access to or from Highway 15 corridor abutting said land, such rights having been relinquished by the document
Recorded: 06/08/1987 as Instrument No. 1987-161326 Official Records

Reference is hereby made to the above document for full particulars.

Said matter affects Parcel 1.

10 The ownership of said land does not include rights of access to or from Highway 15 corridor abutting said land, such rights having been relinquished by the document
Recorded: 08/11/1987 Instrument No. 1987-231676, Official Records

Reference is hereby made to the above document for full particulars.

Said matter affects Parcel 2.

11 The ownership of said land does not include rights of access to or from Highway 15 corridor abutting said land, such rights having been relinquished by the document
Recorded: 09/20/1988 Instrument No. 1988-272564, Official Records

Reference is hereby made to the above document for full particulars.

Said matter affects Parcel 3.

12

The ownership of said land does not include rights of access to or from the street, highway or freeway abutting said land, such rights have been relinquished by the document10/04/1989 as Instrument No. 1989-343431, Official Records

Reference is hereby made to the above document for full particulars.

Said matter affects Parcel 3.

13 An instrument, upon the terms and conditions contained therein

Entitled:	Resolution No. 94-378 Approving the Establishment of the Mira Loma Road and Bridge Benefit District and Establishing the Fee Schedule for Approved Thoroughfares and Bridges
Recorded:	12/19/1994, as Instrument No. 1994-470555, Official Records

Reference is hereby made to the above document for full particulars.

Upon receipt of correspondence from Governmental Agency stating said recorded document will not impact said buyer, Title is prepared to issue endorsement to policy for coverage against said item.

14 The fact that said land is within the boundaries of the Jurupa Valley Redevelopment Project Area Redevelopment Area, as disclosed by an instrument recorded 7/10/1996, as Instrument No. 1996-256410, Official Records.

Upon receipt of correspondence from Governmental Agency stating said recorded document will not impact said buyer, Title is prepared to issue endorsement to policy for coverage against said item.

15 An instrument, upon the terms and conditions contained therein

Entitled:	Resolution No. 97-002 Approving an Amendment to the Fee Schedule of the Mira Loma Road and Bridge Benefit District (Amendment No. 1)
Recorded:	4/4/1997 as Instrument No. , 1997-114479, Official Records

Reference is hereby made to the above document for full particulars.

Upon receipt of correspondence from Governmental Agency stating said recorded document will not impact said buyer, Title is prepared to issue endorsement to policy for coverage against said item.

16 An instrument, upon the terms and conditions contained therein

Entitled:	Resolution No. 99-025 Resolution of the Board of Supervisors of the County of Riverside Approving An Amendment to the Mira Loma Road and Bridge Benefit District and Amending the Fee Schedule for Approved Thoroughfares (Amendment No. 2)
Recorded:	1/14/1999 as Instrument No. , 1999-15123, Official Records

Reference is hereby made to the above document for full particulars.

Upon receipt of correspondence from Governmental Agency stating said recorded document will not impact said buyer, Title is prepared to issue endorsement to policy for coverage against said item.

17 A Deed of Trust to secure an indebtedness of

Amount:	$2,000,000.00
Trustor:	Steve Galvez, a married man as his sole and separate property and AMC Business Venture, LP, a California Limited Partnership
Trustee:	Chicago Title Company, a California Corporation
Beneficiary:	Allied 1031 Exchange, as to an undivided 75% and Varian Family, LLC, a California Limited Liability Company, as to an undivided 8.33334% interest and Suzanne Marie Montero, a widow, as to an undivided 8.33334% interest and Jose Lee Vick and Linda Gayle Vick, Trustees of the Vick Trust dated January 16, 2001 as to an undivided 8.33334% interest
Dated:	1/7/2019
Recorded:	2/22/2019 as Instrument No. 2019-61595 , Official Records.

To avoid delays at the time of closing, please submit the original NOTE, Deed of Trust, and the properly executed request for reconveyance to this office, at least one week prior to close of escrow.

18 The requirement that there be filed in the office of the Secretary of State a Certificate of Limited Partnership for AMC Business Ventures, LP, a California limited partnership, in compliance with the provisions of the California revised limited partnership act, section 15611 et seq. Corporations Code, and a copy thereof certified by the Secretary of State be recorded in the office of the county recorded of said county.

19 Any facts, rights, interest or claims which may be shown by an inspection of the land or which may be disclosed by inquiry of persons in possession of said land.

20 Based on the intended use of the subject property, the company may require a copy of the specific use permit, resolution or exemption issued by the appropriate municipality prior to the closing of escrow.

21 The fact that the owners of said land have no record access to a public street or highway. The affirmative coverage set forth in paragraph 4 of the insuring provisions in the title policy to be issued will not be provided in said policy when issued.

End of Schedule B

"NOTES AND REQUIREMENTS SECTION"

BUILDER SERVICES

NOTE NO. 1

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT NOTICE

This is to give you notice that Orange Coast Title Company owns an interest in Real Advantage Title Insurance Company. This underwriter may be chosen by Orange Coast Title Company and this referral may provide Orange Coast Title Company a financial or other benefit.

You are NOT required to use the listed provider as a condition for settlement of your loan or purchase, sale or refinance of the subject property and you have the opportunity to select any of the Orange Coast Title Company title insurance underwriters for your transaction. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES

Notes section continued on next page...

NOTE NO. 2

California Revenue and Taxation Code Section 18662, effective January 1, 1994 and by amendment effective January 1, 2003, provides that the buyer in all sales of California Real Estate may be required to withhold 3 and 1/3% of the total sales price as California State Income Tax, subject to the various provisions of the law as therein contained.

NOTE NO. 3 PAYOFF INFORMATION:

Note: this company does require current beneficiary demands prior to closing.
If the demand is expired and a correct demand cannot be obtained, our requirements will be as follows:

A. If this company accepts a verbal update on the demand, we may hold an amount equal to one monthly mortgage payment. The amount of this hold will be over and above the verbal hold the lender may have stipulated.

B. If this company cannot obtain a verbal update on the demand, will either pay off the expired demand or wait for the amended demand, at the discretion of the escrow.

C. In the event that a payoff is being made to a servicing agent for the beneficiary, this company will require a complete copy of the servicing agreement prior to close.

NOTE NO. 4

If this company is requested to disburse funds in connection with this transaction, chapter 598, statutes of 1989 mandates hold periods for checks deposited to escrow or sub-escrow accounts. The mandatory hold is one business day after the day deposited. Other checks require a hold period from three to seven business days after the day deposited.

Notice Regarding Your Deposit of Funds

California Insurance Code Sections 12413 *et. Seq.* Regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow and sub-escrow accounts and be available for withdrawal prior to disbursement. Funds deposited with the Company by wire transfer may be disbursed upon receipt. Funds deposited with the Company via cashier's checks drawn on a California based bank may be disbursed the next business day after the day of deposit. If funds are deposited with by other methods, recording or disbursement may be delayed. All escrow and sub-escrow funds received by the Company will be deposited with other funds in one or more non-interest bearing escrow accounts of the Company in a financial institution selected by the Company. The Company and/or its parent company may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and the Company shall have no obligation to account to the depositing party in any manner for the value of, or to pay such party, any benefit received by the Company and/or its parent Company. Those benefits may include, without limitation, credits allowed by such financial institution on loans to the Company and/or its parent company and earnings on investments made on the proceeds of such loans, accounting, reporting and other services and products of such financial institution. Such benefits shall be deemed additional compensation of the Company for its services in connection with the escrow or sub-escrow.

Orange Coast Title Company
3536 Concours, Suite 120
Ontario, CA 91764
909-987-5433

Attention:
Borrower:

Lenders supplemental report

The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented in order to reflect the following additional items relating to the issuance of an American Land Title Association loan policy form as follows:

A. This report is preparatory to this issuance of an American Land Title Association loan policy of title insurance. This report discloses nothing, which would preclude the issuance of said American land title association loan policy of title insurance with endorsement no. 100 attached thereto.

B. The improvements on said land are designated as:

Vacant Land
2: Vacant Land, in the City of Jurupa Valley, County of Riverside, State of California.

Vacant Land
1: Vacant Land, in the City of Jurupa Valley, County of Riverside, State of California.

Vacant Land
2: Vacant Land, in the City of Jurupa Valley, County of Riverside, State of California.

Vacant Land
3: Vacant Land, in the City of Jurupa Valley, County of Riverside, State of California.

C. The only conveyance(s) affecting said land recorded within 24 months of the date of this report are as follows:

Grantor:	Lynn P. Smith, trustee of The Lynn P. Smith Trust dated September 25, 2013 and SS Ranches, LTD, a Nevada limited liability company and Julian C. Smith, Jr. and Joanna Smith, Trustees of The Smith Trust dated September 12, 2011 and Varian Family. LLC, a California limited liability company and Suzanne Marie Montero, a widow who acquired title as a married woman and Joe Lee Vick and Linda Gayle Vick, trustees of The Vick Trust dated January 16, 2001 and City of Norco
Grantee:	Steve Galvez, a married man as his sole and separate property and AMC Business Ventures, LP, a California Limited Partnership
Recorded:	2/22/2019 as Instrument No. 2019-61593, Official Records.
Grantor:	Pamela L. Galvez, spouse of grantee
Grantee:	Steve Galvez, a married man as his sole and separate property and AMC Business Ventures, LP
Recorded:	2/22/2019 as Instrument No. 2019-61594, Official Records.

Attention

Please note that this preliminary report now has an extra copy of the legal description on a separate sheet of paper. There are no markings on the page. The idea is to provide you with a legal description that can be attached to other documents as needed. That legal description page immediately follows this page.

Thank you for your support of **Orange Coast Title Company**. We hope that this makes your job a little easier.

Exhibit "A"

Parcel 1 (APN 152-060-006-2; 152-070-008-5):

That portion of fractional Section 31, Township 2 South, Range 6 West, San Bernardino Base and Meridian, in the County of Riverside, State of California, as shown by Map sectionalized Survey of the Jurupa Rancho on file in Book 9, Page 33 of Maps, Records of San Bernardino County, California, and of Lot 3 of Santa Ana River Development Company's Tract No. 1, as shown by Map on file in Book 14 Pages 3 through 5, inclusive of Maps, Records of Riverside County, California, particularly described as follows:

Commencing at the North quarter corner of said Fractional Section, said corner being marked by a 4 inch by 4 inch stake as set by Parmley and Pinkie in 1889, as shown on Licensed Survey Map on file in Book 10 Pages 35 and 36 of Records of Survey, Records of Riverside County, California; thence South 00° 07' 14" East along the North and South center line of said Fractional Section, 1423.51 feet to a 3/4 inch iron pipe marking the Northeast corner of the Southeast quarter of the Northwest quarter of said Fractional Section for the True Point of Beginning; thence South 89° 35' 15" West, 1.11 feet to 3/4 inch iron pipe; thence South 00° 52' 35" West, 1.13 feet to a 2 inch by 2 inch stake; thence continuing South 00° 52' 35" West, 649.13 feet to a 2 inch by 2 inch stake; thence South 89° 26' 05" East, 28.2 feet to a 2 inch by 2 inch stake; thence South 10° 05' 35" West, 405.10 feet to a 2 inch by 2 inch stake; thence 30° 49' 10" West, 321.76 feet to a 3.4 inch iron pipe set on the East and West center line of said Fractional Section a point which bears South 89° 43' 33" West, 221 .48 feet from a ½ inch iron pipe marking the center of said Fractional Section as said center of fractional Section 31 was reestablished and shown on said Licensed Survey Map; thence North 89° 43' 33" East 221.48 feet to the center line of said Fractional Section 31 herein referred to; thence Southerly along the North nod South center tine of said Fractional Section to a 2 inch pipe marking the Southeast corner of the Northeast quarter of the Southwest quarter of said Fractional Section, as shown on said Licensed Survey Map; thence Southerly, 200 feet to an angle point in the line established by Deed recorded November 21, 1932 in Book 93 Page 401 of Official Records of said Riverside County, California; said point being marked by 2 inch iron pipe as shown on Licensed Survey Map herein referred to, said angle point being the Northeasterly terminus of the course "North 67° 31' East, more or less, 2951.72 feet, more or less, to a point 200 feet South of the Southeast corner of the Northeast quarter of the Southwest quarter of said Fractional Section 31; thence North 58° 3737" East 1808.63 feet; thence North 25° 27' 25" East, 137.45 feet; thence North 02° 27' 55" East, 148.77 feet; thence North 11° 19' 00" West, 329.53 feet; thence North 00° 00' 15" East, 259.99 feet; thence North 16° 23' 35" East, 321.68 feet; thence North 29° 06' 55° East, 117.48 feet; thence North 39° 22' 5" East, 183.76 feet; thence North 48° 02' 15" East, 258.06 feet; thence North 58° 16' 10" East, 12 1.35 feet; thence North 64° 49' 45" East, 239.80 feet; thence North 71° 03' 40" East, 159.78 feet; thence North 79° 21' 25" East, 150.40 feet, more or less, to a point on the Easterly line of said Fractional Section 31, said point being 87.31 feet, more or less Southerly from the Northeast corner of the Southeast quarter of the Northeast quarter of said Fractional Section 31; thence Northerly along the Easterly line of said Fractional Section, 87.31 feet, more or less, to the Northeast corner of the Southeast quarter of the Northeast quarter of said Fractional Section 31; thence Westerly, along the Northerly line of the Southeast quarter of the Northeast quarter and the Southwest quarter of the Northeast quarter of said Fractional Section to the Point of Beginning.

Excepting therefrom those portions obtained by the State of California in a Final Order of Condemnation recorded June 08, 1987 as Instrument No. 161326 of Official Records of Riverside County, California.

Also excepting therefrom that portion thereof described as follows:

A strip of land 20 feet wide measured at right angles to and lying Northwesterly of the course described above as "Thence North 58° 37' 37" East 1808.63 feet", thence Northerly line of said strip to be prolonged or shortened so as to terminate in the Easterly and Westerly boundary lines of the above described property.

Parcel 2 (APN 152-060-007-3);

That portion of the North half of Section 31, Township 2 South, Range 6 West, San Bernardino Base and Meridian, in the County of Riverside, State of California, as shown by Sectionalized Survey of the Jurupa Rancho on file in Book 9 Page 33 of Maps, records of San Bernardino County, California, described as follows:

Beginning at a point on the North line of that certain Parcel of Land conveyed to the State of California by Deed recorded February 3, 1986 as Instrument No. 26173 of Official Records of Riverside County, California, distant thereon South 89° 41' 47" East, 315.85 feet from the Northwest corner of said State of California Parcel Marked by 1 1/4 inch iron pipe tagged RE862; thence South 00° 39' 44" West, 204.58 feet to a tangent curve, concave Westerly and having a radius of 5170 feet; thence Southerly along said curve through an angle of 05° 03 12" a distance of 455.99 feet to the South line of last said Parcel; thence along said South line South 89° 40' 05" East, 1024.25 feet to the East line of last said Parcel, marked by a 1 ¼ inch iron pipe tagged RE8 62; thence along said East

line North 00° 40' 01" East, 660.36 feet to said North line, marked by a 1 ¼ inch iron pipe tagged RE862; thence along said North line 89° 41' 47" West, 1004.21 feet to the Point of Beginning.

CLTA Preliminary Report Form – Exhibit B (06-03-11)

CLTA STANDARD COVERAGE POLICY – 1990
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:
1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy. (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters: (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:
1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02/03/10)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:
1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning: a.building, b. zoning, c.land use d. improvements on the Land, e.land division; and ,f. environmental protection. This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks: a. that are created, allowed, or agreed to by You, whether or not they recorded in the Public Records; b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date; c. that result in no loss to You; or d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e, 25, 26, 27, or 28.
5. Failure to pay value for Your Title.
6. Lack of a right: a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and b. in streets, alleys, or waterways that touch the Land. This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
• For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	**1 % of Policy Amount shown in Schedule A or $ 2,500 (whichever is less)**	**$ 10,000**
Covered Risk 18:	**1 % of Policy Amount shown in Schedule A or $ 5,000 (whichever is less)**	**$ 25,000**
Covered Risk 19:	**1 % of Policy Amount shown in Schedule A or $ 5,000 (whichever is less)**	**$ 25,000**
Covered Risk 21:	**1 % of Policy Amount shown in Schedule A or $ 2,500 (whichever is less)**	**$ 5,000**

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)
EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:
1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning: * land use * improvements on the land * land division * environmental protection. This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless: *a notice of exercising the right appears in the public records *on the Policy Date *the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks: *that are created, allowed, or agreed to by you *that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records *that result in no loss to you *that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right: *to any land outside the area specifically described and referred to in Item 3 of Schedule A OR *in streets, alleys, or waterways that touch your land. This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:
1. (a) Any law, ordinance or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement erected on the Land; (iii) the subdivision of land; or (iv) environmental protection; or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims or other matters:(a)created, suffered, assumed or agreed to by the Insured Claimant; (b)not known to the Company, not recorded in the public records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14);or(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state in which the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is (a) a fraudulent conveyance or fraudulent transfer, or (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b):

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:
1.(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2.Any facts, rights, interests or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3.Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4.Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5.(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to: (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions, or location of any improvement erected on the Land; (iii) the subdivision of land; or (IV) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5. (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters: (a) created, suffered, assumed, or agreed to by the Insured Claimant; (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;(c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is (a) a fraudulent conveyance or fraudulent transfer; or (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.
The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:
1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys fees or expenses which arise by reason of:
1. (a) Any law, ordinance, permit, or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvement erected on the Land; (iii) the subdivision of the land; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risks 5, 6, 13(c), 13(d), 14, and 16.(b) Any governmental police power. This Exclusion 1(b)does not modify or limit the coverage provided under Covered Risks 5, 6, 13(c), 13(b), 14, and 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims or other matters (a) created, suffered, assumed or agreed to by the Insured Claimant; (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;(c) resulting in no loss or damage to the Insured Claimant;(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 26); or (e)resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured to comply with applicable doing-business laws of the state in which the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth in lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.

6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6..
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is (a) a fraudulent conveyance or fraudulent transfer, or (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

Orange Coast Title Company
PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information that you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.
- Information we receive from providers of services to us, such as appraisers, appraisal management companies, real estate agents and brokers and insurance agencies (this may include the appraised value, purchase price and other details about the property that is the subject of your transaction with us).
- Information about your transactions with us, our Affiliated Companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

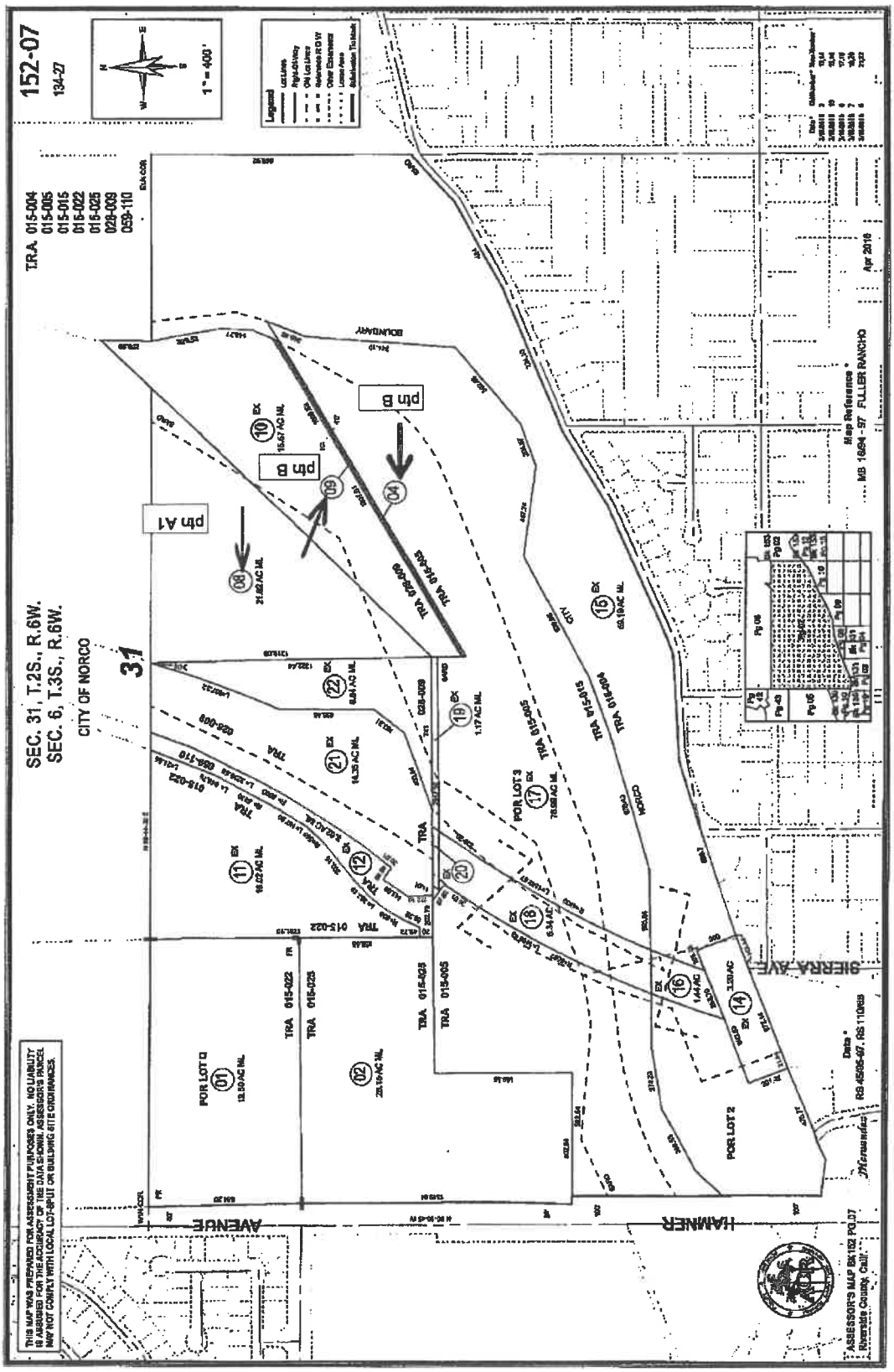
We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

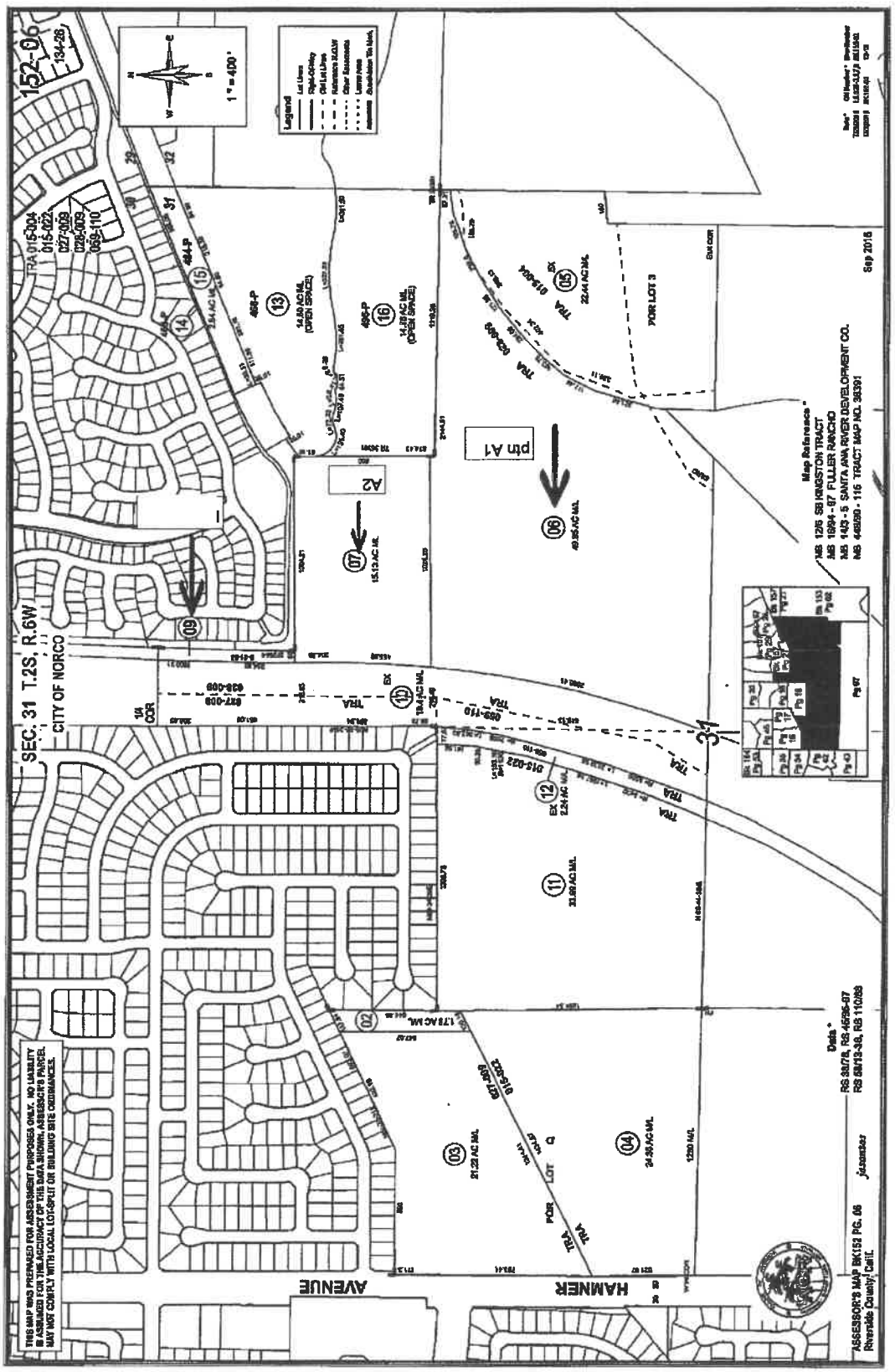
Other Important Information

We reserve the right to modify or supplement this Privacy Policy at any time. If our Privacy Policy changes, we will provide the new Privacy Policy before the new policy becomes effective.

Property Exhibit

2: Vacant Land, Jurupa Valley, CA 92509
1: Vacant Land, Jurupa Valley, CA 92509
2: Vacant Land, Jurupa Valley, CA 92509
3: Vacant Land, Jurupa Valley, CA 92509


THIS MAP IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.
152-07
134-27
1" = 400'
Legend
TRA 015-004
015-005
015-015
015-022
015-025
029-009
059-110
SEC. 31, T.2S., R.6W.
SEC. 6, T.3S., R.6W.
CITY OF NORCO
31
pin A1
pin B
pin B
Map Reference
MB 16/24 - 57 FULLER RANCHO
Apr 2016
SIERRA AVE
HAMNER AVENUE
POR LOT 1
POR LOT 2
POR LOT 3
ASSESSOR'S MAP BK 152 PG 07
Riverside County, Calif.

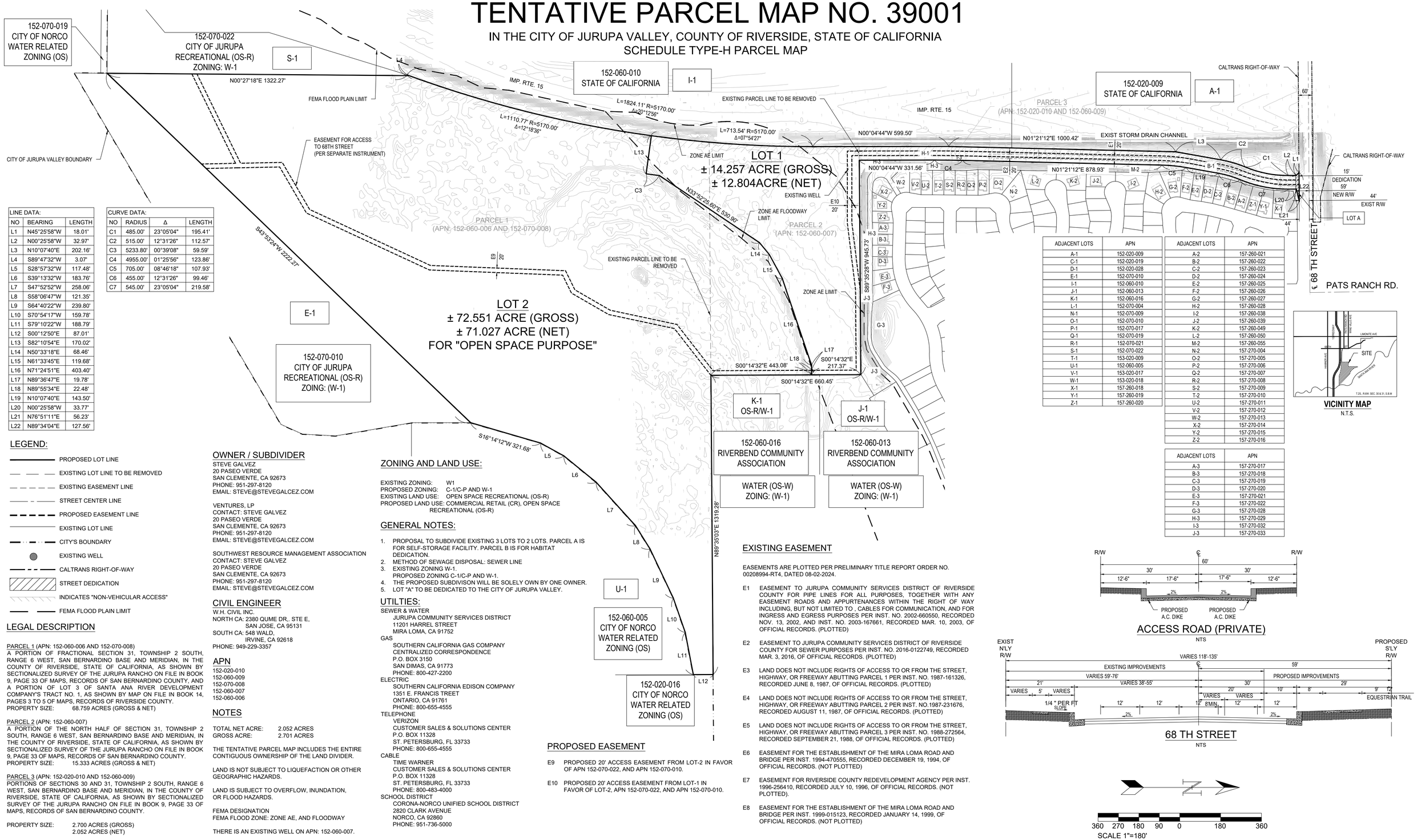

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.
152-06
SEC. 31 T.2S, R.6W
CITY OF NORCO
AVENUE
HAMNER
Map Reference
MB 1276 58 KINGSTON TRACT
MB 1694 - 67 FULLER RANCHO
MB 143 - 5 SANTA ANA RIVER DEVELOPMENT CO.
MB 440/90 - 116 TRACT MAP NO. 36391
Sep 2018
ASSESSOR'S MAP BK152 PG. 06
Riverside County, Calif.
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THIS DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

ATTACHMENT NO. 11

Tentative Parcel Map No. 39001

TENTATIVE PARCEL MAP NO. 39001

IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SCHEDULE TYPE-H PARCEL MAP



LINE DATA:		
NO	BEARING	LENGTH
L1	N45°25'58"W	18.01'
L2	N00°25'58"W	32.97'
L3	N10°07'40"E	202.16'
L4	S89°47'32"W	3.07'
L5	S28°57'32"W	117.48'
L6	S39°13'32"W	183.76'
L7	S47°52'52"W	258.06'
L8	S58°06'47"W	121.35'
L9	S64°40'22"W	239.80'
L10	S70°54'17"W	159.78'
L11	S79°10'22"W	188.79'
L12	S00°12'50"E	87.01'
L13	S82°10'54"E	170.02'
L14	N50°33'18"E	68.46'
L15	N61°33'45"E	119.68'
L16	N71°24'51"E	403.40'
L17	N89°36'47"E	19.78'
L18	N89°55'34"E	22.48'
L19	N10°07'40"E	143.50'
L20	N00°25'58"W	33.77'
L21	N76°51'11"E	56.23'
L22	N89°34'04"E	127.56'

CURVE DATA:			
NO	RADIUS	Δ	LENGTH
C1	485.00'	23°05'04"	195.41'
C2	515.00'	12°31'26"	112.57'
C3	5233.80'	00°39'08"	59.59'
C4	4955.00'	01°25'56"	123.86'
C5	705.00'	08°46'18"	107.93'
C6	455.00'	12°31'26"	99.46'
C7	545.00'	23°05'04"	219.58'

ADJACENT LOTS	APN
A-1	152-020-009
C-1	152-020-019
D-1	152-020-028
E-1	152-070-010
I-1	152-060-010
J-1	152-060-013
K-1	152-060-016
L-1	152-070-004
N-1	152-070-009
O-1	152-070-010
P-1	152-070-017
Q-1	152-070-019
R-1	152-070-021
S-1	152-070-022
T-1	153-020-009
U-1	152-060-005
V-1	153-020-017
W-1	153-020-018
X-1	157-260-018
Y-1	157-260-019
Z-1	157-260-020

ADJACENT LOTS	APN
A-2	157-260-021
B-2	157-260-022
C-2	157-260-023
D-2	157-260-024
E-2	157-260-025
F-2	157-260-026
G-2	157-260-027
H-2	157-260-028
I-2	157-260-038
J-2	157-260-039
K-2	157-260-049
L-2	157-260-050
M-2	157-260-055
N-2	157-270-004
O-2	157-270-005
P-2	157-270-006
Q-2	157-270-007
R-2	157-270-008
S-2	157-270-009
T-2	157-270-010
U-2	157-270-011
V-2	157-270-012
W-2	157-270-013
X-2	157-270-014
Y-2	157-270-015
Z-2	157-270-016

ADJACENT LOTS	APN
A-3	157-270-017
B-3	157-270-018
C-3	157-270-019
D-3	157-270-020
E-3	157-270-021
F-3	157-270-022
G-3	157-270-028
H-3	157-270-029
I-3	157-270-032
J-3	157-270-033

VICINITY MAP
N.T.S.

LEGEND:

- PROPOSED LOT LINE
- EXISTING LOT LINE TO BE REMOVED
- EXISTING EASEMENT LINE
- STREET CENTER LINE
- PROPOSED EASEMENT LINE
- EXISTING LOT LINE
- CITY'S BOUNDARY
- EXISTING WELL
- CALTRANS RIGHT-OF-WAY
- STREET DEDICATION
- INDICATES "NON-VEHICULAR ACCESS"
- FEMA FLOOD PLAIN LIMIT

LEGAL DESCRIPTION

PARCEL 1 (APN: 152-060-006 AND 152-070-008)
A PORTION OF FRACTIONAL SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO ON FILE IN BOOK 9, PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, AND A PORTION OF LOT 3 OF SANTA ANA RIVER DEVELOPMENT COMPANY'S TRACT NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 3 TO 5 OF MAPS, RECORDS OF RIVERSIDE COUNTY.
PROPERTY SIZE: 68.759 ACRES (GROSS & NET)

PARCEL 2 (APN: 152-060-007)
A PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO ON FILE IN BOOK 9, PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.
PROPERTY SIZE: 15.333 ACRES (GROSS & NET)

PARCEL 3 (APN: 152-020-010 AND 152-060-009)
PORTIONS OF SECTIONS 30 AND 31, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO ON FILE IN BOOK 9, PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

PROPERTY SIZE: 2.700 ACRES (GROSS)
2.052 ACRES (NET)

OWNER / SUBDIVIDER

STEVE GALVEZ
20 PASEO VERDE
SAN CLEMENTE, CA 92673
PHONE: 951-297-8120
EMAIL: STEVE@STEVEGALCEZ.COM

VENTURES, LP
CONTACT: STEVE GALVEZ
20 PASEO VERDE
SAN CLEMENTE, CA 92673
PHONE: 951-297-8120
EMAIL: STEVE@STEVEGALCEZ.COM

SOUTHWEST RESOURCE MANAGEMENT ASSOCIATION
CONTACT: STEVE GALVEZ
20 PASEO VERDE
SAN CLEMENTE, CA 92673
PHONE: 951-297-8120
EMAIL: STEVE@STEVEGALCEZ.COM

CIVIL ENGINEER

W.H. CIVIL INC.
NORTH CA: 2380 QUME DR,. STE E,
SAN JOSE, CA 95131
SOUTH CA: 548 WALD,
IRVINE, CA 92618
PHONE: 949-229-3357

APN

152-020-010
152-060-009
152-070-008
152-060-007
152-060-006

NOTES

TOTAL NET ACRE: 2.052 ACRES
GROSS ACRE: 2.701 ACRES

THE TENTATIVE PARCEL MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

LAND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOGRAPHIC HAZARDS.

LAND IS SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.

FEMA DESIGNATION
FEMA FLOOD ZONE: ZONE AE, AND FLOODWAY

THERE IS AN EXISTING WELL ON APN: 152-060-007.

SCHEDULE TYPE "H" PARCEL MAP.

ZONING AND LAND USE:

EXISTING ZONING: W1
PROPOSED ZONING: C-1/C-P AND W-1
EXISTING LAND USE: OPEN SPACE RECREATIONAL (OS-R)
PROPOSED LAND USE: COMMERCIAL RETAIL (CR), OPEN SPACE RECREATIONAL (OS-R)

GENERAL NOTES:

1. PROPOSAL TO SUBDIVIDE EXISTING 3 LOTS TO 2 LOTS. PARCEL A IS FOR SELF-STORAGE FACILITY. PARCEL B IS FOR HABITAT DEDICATION.
2. METHOD OF SEWAGE DISPOSAL: SEWER LINE
3. EXISTING ZONING W-1.
   PROPOSED ZONING C-1/C-P AND W-1.
4. THE PROPOSED SUBDIVISON WILL BE SOLELY OWN BY ONE OWNER.
5. LOT "A" TO BE DEDICATED TO THE CITY OF JURUPA VALLEY.

UTILTIES:

SEWER & WATER
JURUPA COMMUNITY SERVICES DISTRICT
11201 HARREL STREET
MIRA LOMA, CA 91752
GAS
SOUTHERN CALIFORNIA GAS COMPANY
CENTRALIZED CORRESPONDENCE
P.O. BOX 3150
SAN DIMAS, CA 91773
PHONE: 800-427-2200
ELECTRIC
SOUTHERN CALIFORNIA EDISON COMPANY
1351 E. FRANCIS TREET
ONTARIO, CA 91761
PHONE: 800-655-4555
TELEPHONE
VERIZON
CUSTOMER SALES & SOLUTIONS CENTER
P.O. BOX 11328
ST. PETERSBURG, FL 33733
PHONE: 800-655-4555
CABLE
TIME WARNER
CUSTOMER SALES & SOLUTIONS CENTER
P.O. BOX 11328
ST. PETERSBURG, FL 33733
PHONE: 800-483-4000
SCHOOL DISTRICT
CORONA-NORCO UNIFIED SCHOOL DISTRICT
2820 CLARK AVENUE
NORCO, CA 92860
PHONE: 951-736-5000

PROPOSED EASEMENT

E9 PROPOSED 20' ACCESS EASEMENT FROM LOT-2 IN FAVOR OF APN 152-070-022, AND APN 152-070-010.

E10 PROPOSED 20' ACCESS EASEMENT FROM LOT-1 IN FAVOR OF LOT-2, APN 152-070-022, AND APN 152-070-010.

EXISTING EASEMENT

EASEMENTS ARE PLOTTED PER PRELIMINARY TITLE REPORT ORDER NO. 00208994-RT4, DATED 08-02-2024.

E1 EASEMENT TO JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY FOR PIPE LINES FOR ALL PURPOSES, TOGETHER WITH ANY EASEMENT ROADS AND APPURTENANCES WITHIN THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO , CABLES FOR COMMUNICATION, AND FOR INGRESS AND EGRESS PURPOSES PER INST. NO. 2002-660550, RECORDED NOV. 13, 2002, AND INST. NO. 2003-167661, RECORDED MAR. 10, 2003, OF OFFICIAL RECORDS. (PLOTTED)

E2 EASEMENT TO JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY FOR SEWER PURPOSES PER INST. NO. 2016-0122749, RECORDED MAR. 3, 2016, OF OFFICIAL RECORDS. (PLOTTED)

E3 LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING PARCEL 1 PER INST. NO. 1987-161326, RECORDED JUNE 8, 1987, OF OFFICIAL RECORDS. (PLOTTED)

E4 LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING PARCEL 2 PER INST. NO.1987-231676, RECORDED AUGUST 11, 1987, OF OFFICIAL RECORDS. (PLOTTED)

E5 LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING PARCEL 3 PER INST. NO. 1988-272564, RECORDED SEPTEMBER 21, 1988, OF OFFICIAL RECORDS. (PLOTTED)

E6 EASEMENT FOR THE ESTABLISHMENT OF THE MIRA LOMA ROAD AND BRIDGE PER INST. 1994-470555, RECORDED DECEMBER 19, 1994, OF OFFICIAL RECORDS. (NOT PLOTTED)

E7 EASEMENT FOR RIVERSIDE COUNTY REDEVELOPMENT AGENCY PER INST. 1996-256410, RECORDED JULY 10, 1996, OF OFFICIAL RECORDS. (NOT PLOTTED).

E8 EASEMENT FOR THE ESTABLISHMENT OF THE MIRA LOMA ROAD AND BRIDGE PER INST. 1999-015123, RECORDED JANUARY 14, 1999, OF OFFICIAL RECORDS. (NOT PLOTTED)

ACCESS ROAD (PRIVATE)

68 TH STREET
NTS

SCALE 1"=180'

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.
Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF JURUPA VALLEY
8930 LIMONITE AVE
JURUPA VALLEY, CA 92509
TEL: (951) 332-6464
EMAIL: ENGINEERING@JURUPAVALLEY.ORG

IMPORTANT NOTE:

MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR	DATE
		E.O.R.	REVISION			

BENCHMARK:
N.G.S. BM. NO. DX5476

PEDLEY, AT THE SOUTHWEST COUTHWEST CORNER OF VAN BUREN BL AND LIMONITE AVE 233 FEET (71.0 M) WEST OF VAN BUREN BL AND 68 FEET (20.7 M) SOUTH OF LIMONITE AVE AT ENTRANCE TO SHOPPING CENTER 2 FEET (0.6 M) EAST OF VONS SIGN IS 20 FEET (6.1 M) TALL A STANDARD RIV CO SUR ALUMINUM DISK SET IN TOP OF CONCETE POST.

ELECATION: 718.88' (NAVD 1988)

BASIS OF BEARING:
CENTERLINE OF 68TH STREET N 89°34'04"E
AS PER TRACT MAP NO. 36391, M.B. 449/90-115

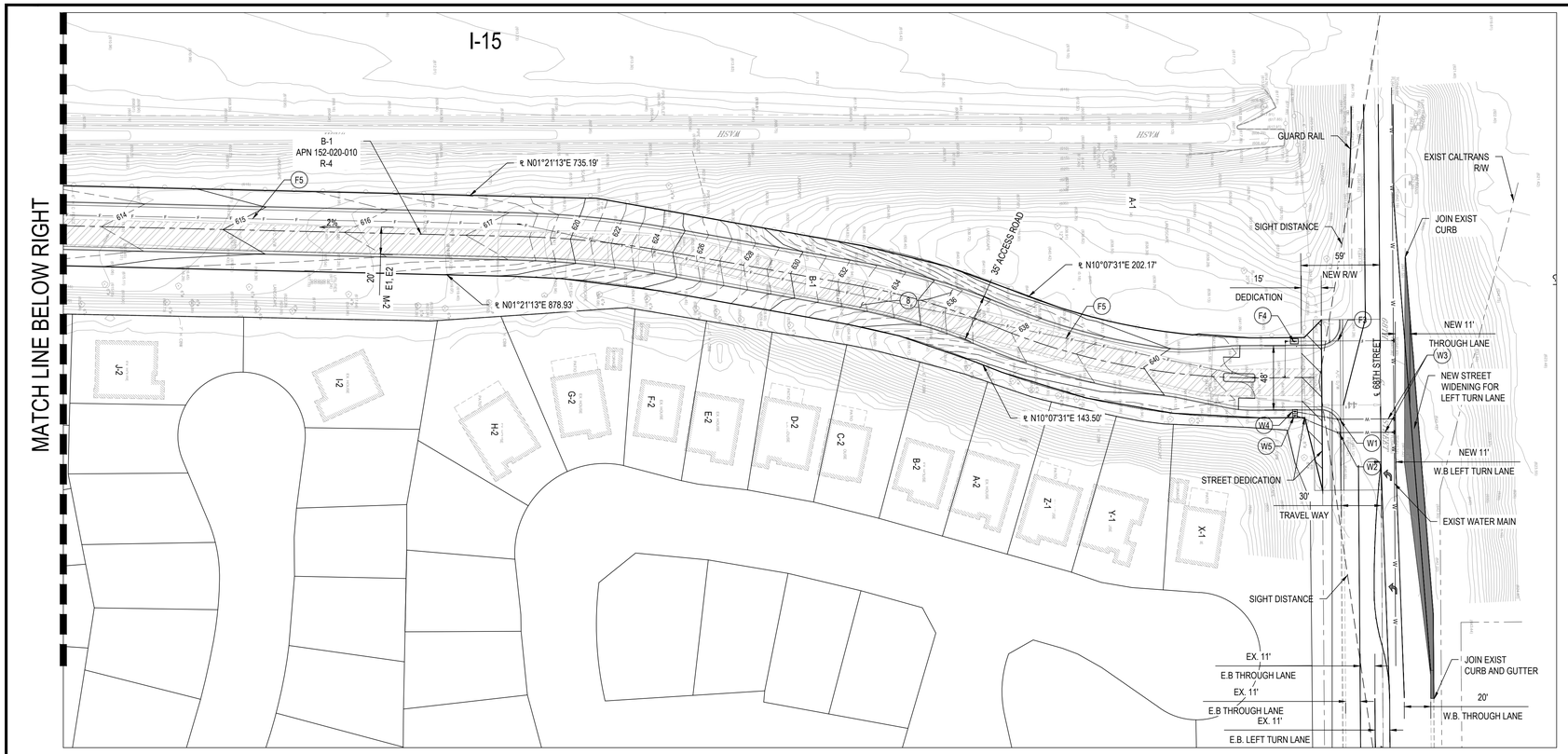
REGISTERED PROFESSIONAL ENGINEER
CHRI WAI LIN MAUNG
No. C 83487
EXP. 3/31/25
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
W.H. ENGINEERING GROUP
NORTH-CA: 2380 QUME DR., STE E, SAN JOSE, CA 95131
SOUTH-CA: 548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357
9/23/2024
WAI LIN MAUNG CHEN DATE
R.C.E. C83487 EXP. 3/31/2025

CITY OF JURUPA VALLEY
TENTATIVE PARCEL MAP NO. 39001
JURUPA VALLEY STORAGE
VACANT LOTS (AT 68TH STREET AND I-15)
JURUPA VALEY, CA

ACCT. NO. G23001
SHEET 1 OF 3

FOR:
W.O
CITY I. D. NO. MA20269



LEGEND

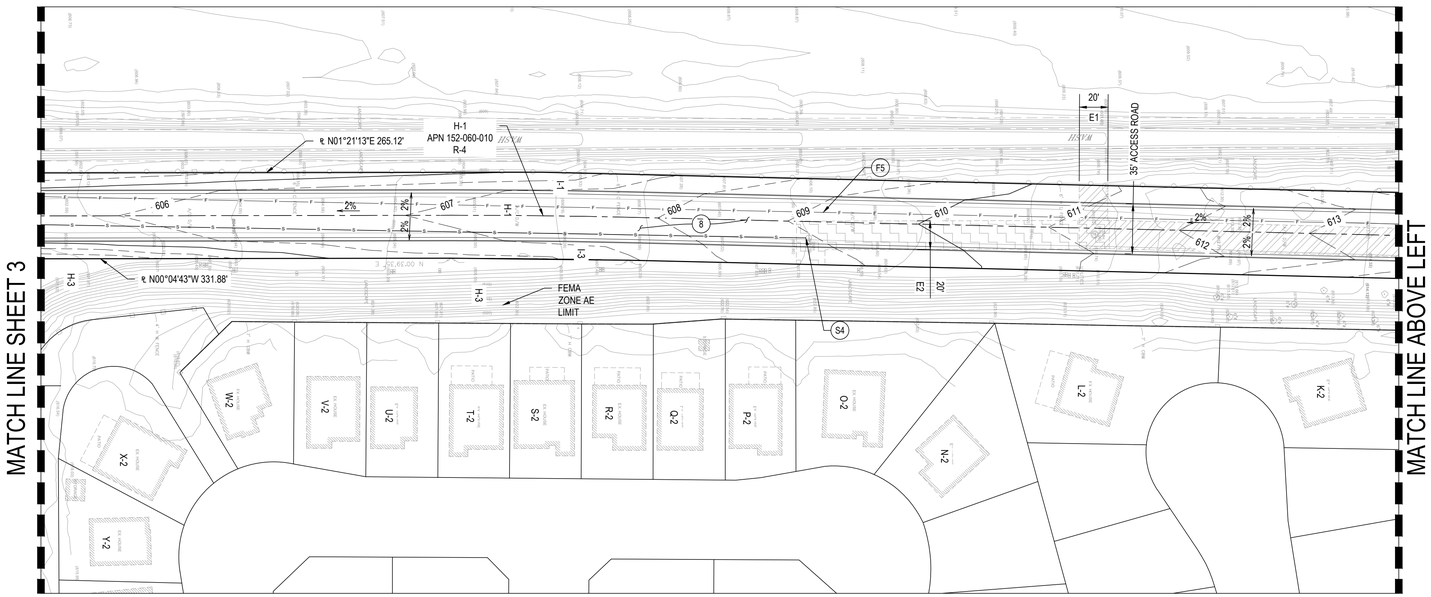
100	EXISTING CONTOUR
100	PROPOSED CONTOUR
100FS	SPOT ELEVATION
	PROPOSED HARDSCAPE
	PROPOSED STORM DRAIN
	EXIST WALL
	PROPOSED PLANTER WALL
	PROPOSED STREET WIDENING
	FLOW LINE
	PROPERTY LINE
X.X%	SURFACE SLOPE
S=X.X	STORM DRAIN SLOPE
100	FLOOD ELEVATION
DF	DEEPENED FOOTING
PAD	PROPOSED PAD ELEVATION
FS	PROPOSED FINISHED SURFACE
FG	PROPOSED FINISHED GROUND
FF	PROPOSED FINISHED FLOOR
INV	INVERT OF PIPE
TG	TOP OF GRATE
PL	PROPERTY LINE
TW	TOP OF WALL
TF	TOP OF FOOTING
HP	HIGH POINT
LP	LOW POINT

UTILITY CONSTRUCTION NOTE

W1	INSTALL 1 ½" WATER METER FOR DOMESTIC PURPOSE.
W2	INSTALL 1 ½" WATER METER FOR IRRIGATION PURPOSE.
W3	INSTALL 1 ½" LATERAL CONNECTION TO MAIN PER DISTRICT STANDARD.
W4	INSTALL BACK-FLOW DEVICE FOR DOMESTIC PER DISTRICT STANDARD.
W5	INSTALL BACK-FLOW DEVICE FOR IRRIGATION PER DISTRICT STANDARD.
F1	INSTALL FIRE HYDRANT AND CONNECTION PER DISTRICT STANDARD.
F2	INSTALL FIRE SPRINKLER CONNECTION RISER.
F3	INSTALL 6" DIA. FIRE LINE LATERAL CONNECTION TO MAIN LINE PER DISTRICT STANDARD.
F4	INSTALL BACK-FLOW DEVICE FOR FIRE SERVICE PER DISTRICT STANDARD.
F5	INSTALL 6" DIA. FIRE LINE PRIVATE LATERAL LINE.
F6	INSTALL FIRE DEPARTMENT CONNECTION PER DISTRICT STANDARD.
F7	INSTALL POST INDICATOR VALVES PER DISTRICT STANDARD.
F8	INSTALL GATE VALVE PER DISTRICT STANDARD.
F9	INSTALL SECONDARY WATER CONNECTION FROM ON-SITE WATER STORAGE SYSTEM.
F10	INSTALL 75,000 GALLONS SECONDARY WATER STORAGE TANK.
F11	CONSTRUCT FIRE PUMP STATION FOR SECONDARY FIRE LINE.
S1	INSTALL SEWER CLEANOUT PER DISTRICT STANDARD.
S2	INSTALL SUMP PUMP SYSTEM.
S3	INSTALL 4" DIA. SCH 40 OR SDR 35 SEWER FORCE MAIN PIPE.
S4	CONNECT EXISTING SEWER MANHOLE.

CONSTRUCTION NOTE

1	INSTALL CONCRETE CURB DRAIN BY CONTECH.
2	INSTALL 18" DIA. PVC PIPE.
3	INSTALL 4' WIDE CONCRETE GUTTER.
4	INSTALL A2-6 CURB AND GUTTER PER 2021 SPPWC STANDARD 120-3
5	INSTALL UNDERGROUND DETENTION SYSTEM BY CONTECH.
6	CONSTRUCT RIP-RAP SYSTEM FOR STORM WATER OUTLET
7	INSTALL MODULAR WETLAND BIO-FILTRATION PLANTER SYSTEM BY CONTECH.
8	CONSTRUCT NEW 35' WIDE ACCESS ROAD.
9	INSTALL SUMP PUMP SYSTEM.
10	INSTALL 24" X 24" CONCRETE INLET.
11	CONSTRUCT 6' HIGH WROUGHT IRON FENCE AROUND THE BASIN PARAMETER.



EASEMENT NOTES

E1 EASEMENT TO JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY FOR PIPE LINES FOR ALL PURPOSE, TOGETHER WITH ANY EASEMENT ROADS AND APPURTENANCES WITHIN THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO, CABLES FOR COMMUNICATION, AND FOR INGRESS AND EGRESS PURPOSES PER INST. NO. 2002-660550, RECORDED NOV. 13, 2002, AND INST. NO. 2003-167661, RECORDED MAR. 10, 2003, OF OFFICIAL RECORDS.

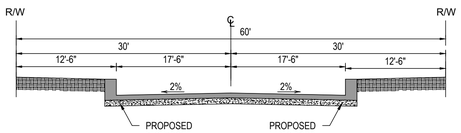
E2 EASEMENT TO JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY FOR SEWER PURPOSE PER INST. NO. 2016-0122749, RECORDED MAR. 3, 2016, OF OFFICIAL RECORDS.

FIRE ACCESS NOTES

IN LIEU OF PROVIDING THE REQUIRED SECONDARY ACCESS TO THE PROJECT AS REQUIRED BY JURUPA VALLEY MUNICIPAL CODE SECTION 7.10.020 AND RVC FIRE DEPARTMENT ACCESS STANDARDS - AN INCREASED CLEAR-WIDTH DRIVEWAY IS BEING PROVIDED. THE CLEAR WIDTH PROVIDED IS 35-FEET CURB-TO-CURB AND WILL NOT HAVE ANY PERMITTED PARKING FOR THE LENGTH OF THE ENTRY AND LONG RUN OF THE DRIVEWAY. THIS LENGTH WILL HAVE POSTED SIGNAGE OR MARKED CURBING TO RESTRICT PARKING. ADDITIONALLY, FULL-CIRCULATION IS PROVIDED AT THE PROPOSED STRUCTURE AND RV PARKING AREA.

NOTE

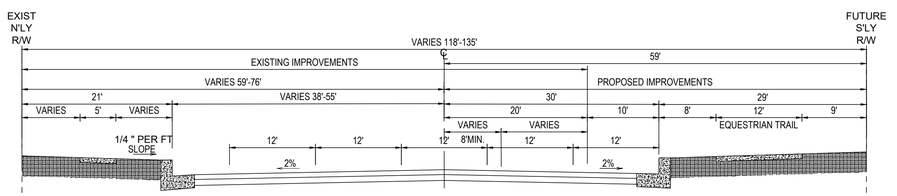
NO PARKING ON ONE SIDE FOR REQUIRED ACCESS DIMENSION.



TYPICAL SECTION

ACCESS ROAD "A"

SCALE: 1"=10'



TYPICAL SECTION

68 TH STREET

SCALE: 1"=10'

ROUGH GRADING PLAN

SCALE 1"=50'

100 75 50 25 0 50 100

SCALE 1"=50'

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.
Underground Service Alert
Call: TOLL FREE
1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF JURUPA VALLEY
8930 LIMONITE AVE.
JURUPA VALLEY, CA 92509
TEL.: (951) 332-6464
EMAIL: ENGINEERING@JURUPAVALLEY.ORG

IMPORTANT NOTE:

MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR	DATE
		E.O.R.	REVISION			

BENCHMARK:
N.G.S. BM. NO. DX5476

PEDLEY, AT THE SOUTHWEST COUTHWEST CORNER OF VAN BUREN BL AND LIMONITE AVE; 233 FEET (71.0 M) WEST OF VAN BUREN BL AND 68 FEET (20.7 M) SOUTH OF LIMONITE AVE AT ENTRANCE TO SHOPPING CENTER 2 FEET (0.6 M) EAST OF VONS SIGN IS 20 FEET (6.1 M) TALL A STANDARD R/V CO SUR ALUMINUM DISK SET IN TOP OF CONCETE POST.

ELECATION: 718.88' (NAVD 1988)

BASIS OF BEARING:
CENTERLINE OF 68TH STREET N 89°34'04"E AS PER TRACT MAP NO. 36391, M.B. 449/90-115

REGISTERED PROFESSIONAL ENGINEER — WAI LIN MAUNG — NO. C 83487 — EXP 3/31/25 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
W.H. ENGINEERING GROUP
NORTH-CA: 2380 QUME DR., STE E, SAN JOSE, CA 95131
SOUTH-CA: 548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357

12/10/2024
DATE
WAI LIN MAUNG CHIEN
R.C.E. C83487 EXP. 3/31/2025

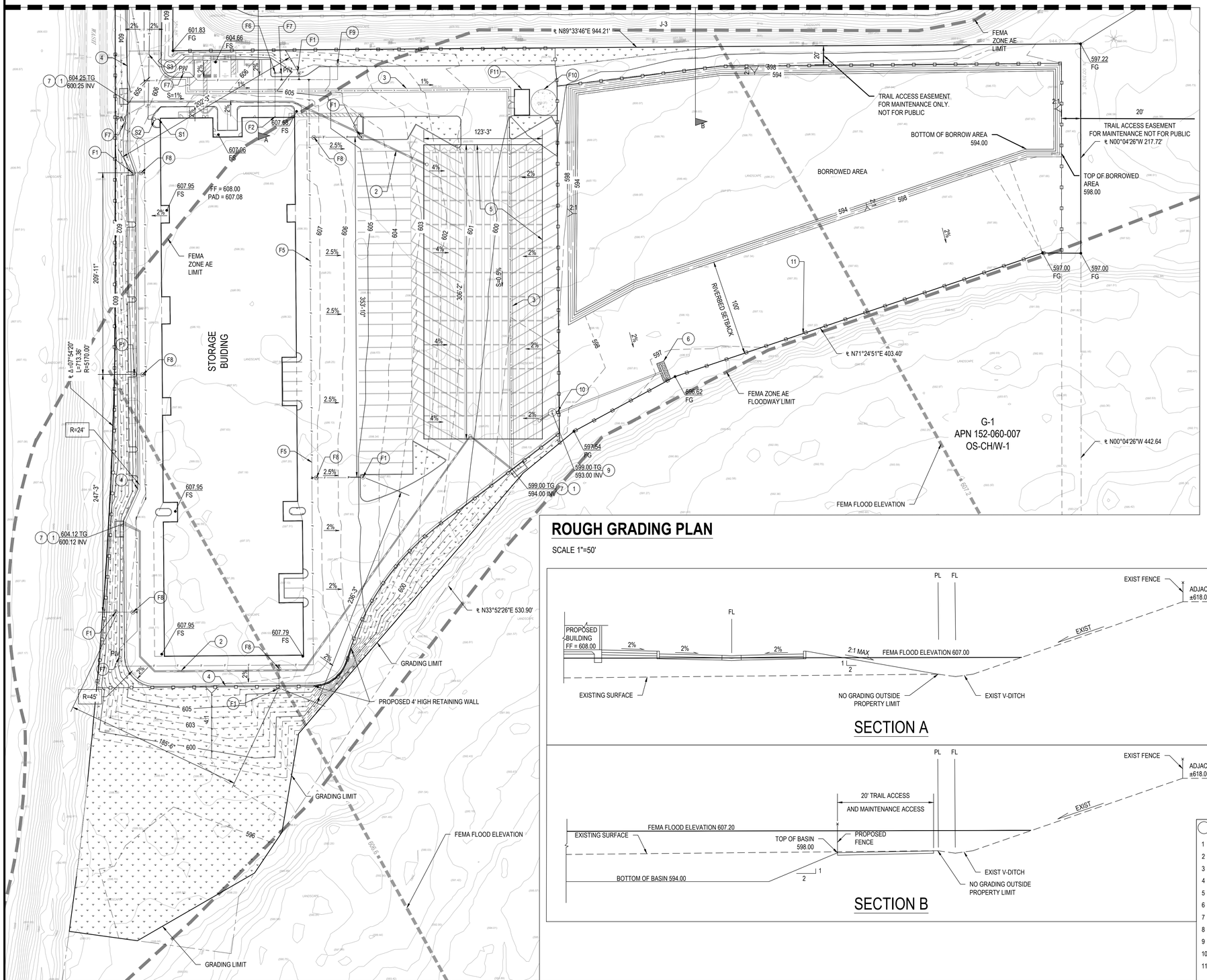
CITY OF JURUPA VALLEY

ROUGH GRADING PLAN
JURUPA VALLEY STORAGE
VACANT LOTS (AT 68TH STREET AND I-15)
JURUPA VALEY, CA

ACCT. NO. G23001
SHEET 2 OF 3

FOR:
W.O
CITY I. D. NO. MA20269

MATCH LINE SHEET 2

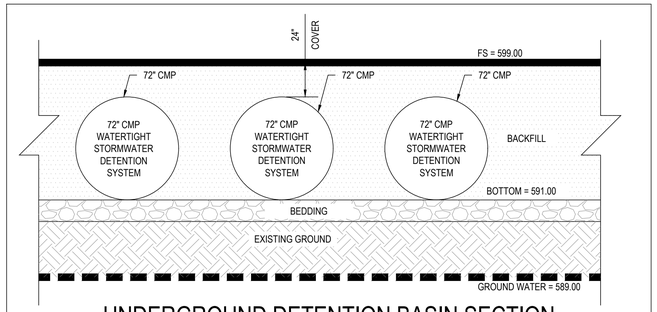


ROUGH GRADING PLAN

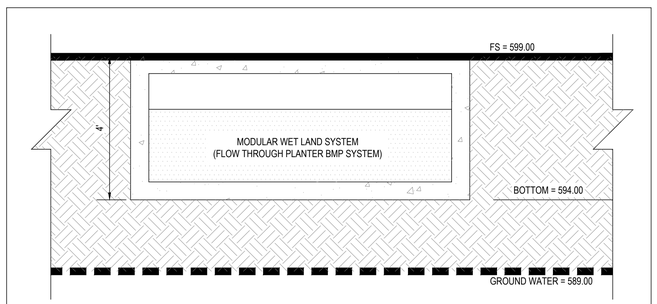
SCALE 1"=50'

SECTION A

SECTION B



UNDERGROUND DETENTION BASIN SECTION



FLOW THROUGH PLANTER SECTION

UTILITY CONSTRUCTION NOTE

W1	INSTALL 1 ½" WATER METER FOR DOMESTIC PURPOSE.
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9	INSTALL SUMP PUMP SYSTEM.
10	INSTALL 24" X 24" CONCRETE INLET.
11	CONSTRUCT 6' HIGH WROUGHT IRON FENCE AROUND THE BASIN PARAMETER.

LEGEND

- EXISTING CONTOUR
- 100 PROPOSED CONTOUR
- 100FS SPOT ELEVATION
- PROPOSED HARDSCAPE
- PROPOSED STORM DRAIN
- EXIST WALL
- PROPOSED PLANTER WALL
- PROPOSED STREET WIDENING
- FLOW LINE
- PROPERTY LINE
- X.X% SURFACE SLOPE
- S=X.X STORM DRAIN SLOPE
- 100 FLOOD ELEVATION

DF	DEEPENED FOOTING
PAD	PROPOSED PAD ELEVATION
FS	PROPOSED FINISHED SURFACE
FG	PROPOSED FINISHED GROUND
FF	PROPOSED FINISHED FLOOR
INV	INVERT OF PIPE
TG	TOP OF GRATE
PL	PROPERTY LINE
TW	TOP OF WALL
TF	TOP OF FOOTING
HP	HIGH POINT
LP	LOW POINT

N

100 75 50 25 0 50 100

SCALE 1"=50'

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE:
Underground Service Alert
Call: TOLL FREE
1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

8930 LIMONITE AVE
JURUPA VALLEY, CA 92509
TEL: (951) 332-6464
EMAIL: ENGINEERING@JURUPAVALLEY.ORG

IMPORTANT NOTE:

MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR	DATE
		E.O.R.	REVISION			

BENCHMARK:
N.G.S. BM. NO. DX5476

PEDLEY, AT THE SOUTHWEST COUTHWEST CORNER OF VAN BUREN BL AND LIMONITE AVE 233 FEET (71.0 M) WEST OF VAN BUREN BL AND 68 FEET (20.7 M) SOUTH OF LIMONITE AVE AT ENTRANCE TO SHOPPING CENTER 2 FEET (0.6 M) EAST OF VONS SIGN IS 20 FEET (6.1 M) TALL A STANDARD RIV CO SUR ALUMINUM DISK SET IN TOP OF CONCETE POST.

ELECATION: 718.88' (NAVD 1988)

BASIS OF BEARING:
CENTERLINE OF 68TH STREET N 89°34'04"E
AS PER TRACT MAP NO. 36391, M.B. 449/90-115

REGISTERED PROFESSIONAL ENGINEER CHEN WAI LIN MAUNG NO. C 83467 EXP. 3/31/25 CIVIL CERTIFICATE OF CALIFORNIA

PLANS PREPARED BY:
W.H. ENGINEERING GROUP
NORTH-CA: 2380 QUME DR., STE E, SAN JOSE, CA 95131
SOUTH-CA: 548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357
12/10/2024
WAI LIN MAUNG CHEN DATE
R.C.E. C83467 EXP. 3/31/2025

CITY OF JURUPA VALLEY

ROUGH GRADING PLAN

JURUPA VALLEY STORAGE
VACANT LOTS (AT 68TH STREET AND I-15)
JURUPA VALEY, CA

ACCT. NO. G23001
SHEET 3 OF 3

FOR: | W.O | CITY I. D. NO. MA20269

ATTACHMENT NO. 12

MND Recirculation Response to Comments

1. **Confusing ownership and project layout**
   The project description assumes "Lot 1" is wholly available to the applicant. But public title records show that **SWRMA (a conservation nonprofit)** still owns much of APN 152-070-008, 152-060-007, and parts of APN 152-060-006. Some proposed roads and grading zones overlap with land SWRMA owns. If you don't know who truly controls the land, you can't reliably enforce mitigation or ensure the project is lawful.

   Under a CEQA review an analysis is conducted of the Project's potential impacts on the environment. Ownership of the land would not change the evaluation of environmental impacts. For example, a project's biological or air quality impacts are based on the how the construction and operation of a project would affect these environmental conditions. Whether a site is owned by Party A or by Party B is irrelevant and does not change the Project's environmental impacts or what mitigation would be required. Mitigation is enforced not just on a landowner, but the developer, construction contractors, and parties involved in the development and operation of a project.

   Under CEQA a project with approved entitlements can be sold to new owners without requiring new or subsequent environmental review. When an approved project changes ownership, it is not the change in ownership that could trigger additional environmental review, but rather if the approved project and plan are being altered in any way that creates new or substantially more severe environmental impacts.

2. **Threats to the river habitat**
   This site sits beside open-space lands along the Santa Ana River. Building storage and infrastructure here risks fragmenting habitat, interfering with wildlife corridors, and creating lighting or noise impacts at the edge of conserved lands. Given the regional conservation plans (RCA JPR 24-02-21-01), this area is part of a larger ecological network. It deserves careful, site-specific analysis — not just generic protections.

   The commenter has incorrectly cited the conclusions of the Regional Conservation Authority (RCA) Joint Project Review (JPR) Findings JPR # 24-02-21-01 (the JPR) which is as a result of the Project's review by the City, the Project Biologist, the RCA, and CDFW. The JPR's Consistency Conclusion states: *The project is consistent with both the Criteria and Other Plan requirements with implementation of the measures presented in these Findings (including any within the project information provided to the Regional Conservation Authority by the Permittee for this JPR).*

   Fragmentation: *There are currently 54.6 undeveloped acres available within Cell 698 that could functionally contribute to Existing Core A; therefore, Cell 698 could achieve its mid-range conservation goal. In conclusion, development of the project site would not impede the conservation goals for Existing Core A,* ***nor result in issues regarding fragmentation****.*

   Wildlife Corridors: As stated in the MND Biological Resources Section 4.4(d): *Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. Corridors effectively act as links between different populations of a species. The GBA found that the Project Site proposed for development does is not located within a designated wildlife corridor or linkage. The Project Site is located north of the Santa Ana River, which is a designated wildlife corridor and linkage, however the site is relatively flat and consists of primarily of disturbed non-vegetated areas and disturbed nonnative vegetation and no wildlife movement corridors were found to be present on the site. As such, the Project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident wildlife corridors.*

Night lighting and Noise: Night lighting and noise are both addressed in the JPR Section 6.1.4 Measure under 6.1.4.iiii and 6.1.4.iv as well as included as mitigation measures MM-BIO-6 Nighttime Lighting and MM-BIO-7 Operational Noise Levels in the MND.

The proposed Project's CEQA and JPR provide analysis specific to the site and biological impacts. The protections included as PPPs and mitigation measures are specific to the Project and are consistent with the requirements of the MSHCP policies and JPR Findings.

The protections proposed are required and specific to this Project.

3. **Notice was unstable and incomplete**

Initial notices left out key parcels. Later, the City reissued a notice and extended the comment period. That tells me the project description has been shifting — that instability makes it harder for neighbors or agencies to comment effectively.

The City acknowledged the original Notice of Intent (NOI) for the Project that was submitted published in March 2025 lacked the identification of all the Assessor's Parcel Numbers (APNs) included in the proposed Project application. However, the except for the APNs not all be included the balance of the Project Description as well as the Location were correct and included in the original NOI. The environmental review of the proposed Project as part of the MND and JPR included relevant APNs, maps, and site plans.

In order to ensure that the public had correct and sufficient information to comment effectively the NOI, MND, and all associated supporting documents were recirculated for a new 30-day review period.

As a result of public comments and the omission of several APNs on the initial Notice of Intent (NOI) that was published on 3/11/2025 the City recirculated the NOI, MND, Appendices, and associated documents for public review with a new NOI that included the previously omitted APNs on 9/4/2025. The recirculation was for a new 30-day review period, and the NOI included location maps and a site plan to ensure adequate information on the proposed Project's location and impacted area to ensure the general public, interested parties, and agencies could make informed and effective comments. Additionally, the Project will have to complete Planning Commission and City Council review which will include receiving public comments.

The City as required had numerous public review periods including public comment during Planning Commission meetings. These opportunities for public comment included:

Initial 30-day Public Review of the MND. (March/April 2025)

Planning Commission Public Hearing (April 23)

Planning Commission Public Hearing (July 9)

Planning Commission Public Hearing (August 13)

Planning Commission Public Hearing (August 27)

Recirculation and 30-day Public Review of MND (September/Oct 2025)

Furthermore, notices were published in the Press Enterprise and mailers sent to area residents. Public comments will again be heard or can be submitted my email or mail for any future Planning Commission and/or City Council meetings concerning the proposed Project. Notices for future meetings are published in the Press Enterprise and posted on the City's website.

As the comment lacks specifics other than the APNs, which was remedied through the recirculation process, no further response is required.

4. **Zoning and policy conflicts**

Parts of this property are currently designated Open Space or Conservation. The proposed zone changes to commercial directly conflict with those goals. Converting conservation land to storage doesn't align with the City's own policies or MSHCP conservation objectives.

With respect to alleged conflicts with existing zoning and land use plans generally, CEQA does not require a lead agency to establish that a project achieves perfect conformity with each and every component of such applicable plans, which often serve a variety of different and sometimes competing interests. (*San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656, 678; *Napa Citizens for Honest Government v. Napa County Bd. of Supervisors* (2001) 91 Cal.App.4th 342, 378.) Rather, a Project must generally be compatible with plans' relevant overall applicable objectives, policies, goals, use restrictions and requirements related to environmental issues. Moreover, under the CEQA Guidelines, Appendix G threshold adopted by the City with respect to Land Use inconsistency, it is only where an alleged inconsistency results in a significant environmental impact that a requirement to mitigate the effect would apply.

The MND, consistent with Appendix G of the CEQA Guidelines, analyzes whether the Project would cause a significant environmental impact due to a conflict with land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. In particular, the MND examines the Project's consistency with applicable policies and objectives of local plans including the use plans, policies, or regulations, as analyzed. In the absence of such a conflict and in accordance with and contingent upon required findings that must be made, the MND appropriately concludes no significant impact would occur.

As it pertains to the MSHCP objectives the proposed Project was required to complete the Regional Conservation Authority's (RCA) Joint Project Review (JPR) process. The JPR process includes the RCA's review of the JPR Application, General Biological Assessments, MSHCP Consistency Analysis, and any other supporting documents, maps, or surveys. Following the RCA's review if the JPR is cleared it is then forwarded to the Wildlife Agencies (CDFW and USFWS) to review and issue findings. After completion of the Wildlife Agencies reviews a determination is made as to whether the project is in compliance with the MSHCP. In the case of the proposed Project the JPR process was completed, and findings concluded the Project was consistent with both the Criteria and Other Plan requirements with implementation of the measures presented in the Findings. The measures in the Findings have been included as mitigation measures in the MND and MMRP. As such the proposed Project is consistent and aligns with the MSHCP objectives.

Other than a general statement that the proposed Project does not align with City policies or MSHCP objectives, the commenter does not identify any specific applicable plans, policies or goals that have a purpose of avoiding or mitigating an environmental effect with which the Project allegedly conflicts at all, much less in a manner that would result in a significant environmental impact that the City purportedly failed to analyze, no further response is required.

5. **Water runoff and drainage concerns**

New pavement and stormwater basins could change how water flows toward the open-space areas. Erosion, trash, or altered drainage could degrade the habitat next door. The water quality plan is too general and doesn't assess these edge effects in detail.

In analyzing the proposed Project's potential stormwater runoff and drainage impacts the analysis included a Preliminary Drainage Study performed by a registered Professional Engineer (Civil), a Preliminary Hydrology Study performed by a registered Professional Engineer (Civil), and Project Specific Water Quality Management Plan (WQMP) performed by a registered Professional Engineer (Civil).

As part of the MND and MMRP the proposed Project is required to implement the following Plans, Policies, or Programs (PPPs):

PPP 4.10-1 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section B (1),* any person performing construction work in the city shall comply with the provisions of this chapter and shall control storm water runoff so as to prevent any likelihood of adversely affecting human health or the environment. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer.

PPP 4.10-1 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section B (1),* any person performing construction work in the city shall comply with the provisions of this chapter and shall control storm water runoff so as to prevent any likelihood of adversely affecting human health or the environment. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer.

PPP 4.10-3 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section C*, new development, or redevelopment projects shall control storm water runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water.

PPP 4.9-1 As required by Health and Safety Code Section 25507, a business shall establish and implement a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Section 25503 if the business handles a hazardous material or a mixture containing a hazardous material that has a quantity at any one time above the thresholds described in Section 25507(a) (1) through (6).

The Project's drainage plan includes curb and gutter along the parking lot and access road areas, which will then divert surface runoff to the detention basin located under the parking areas. Retained water will then be pumped offsite at 85% of the existing condition at 1.912 cubic feet per second (cfs). Therefore, the Project would effectively decrease not increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Impacts would be less than significant, and no mitigation is required.

The results of the Hydrology Study determined that the proposed onsite storm drain systems and detention basin would provide 100-year flood protection. Retained water from the detention basin will be pumped offsite at 85% of the existing condition at 1.912 cubic feet per second (cfs) to ensure that peak flood volumes and flows would be less than that of the existing storm flow from the site. Additionally, the Hydrology Study determined that the Projects' proposed elevation

of the building site would have an insignificant impact the existing flood zone offsite of the Project. Therefore, impacts would be less than significant, and no mitigation is required.

6. **Cultural and tribal resources risks**

Cultural and archaeological studies acknowledge that disturbance can uncover historically or spiritually significant resources. Saying we'll "monitor and pause" if something appears isn't enough — we need to see whether design changes or alternative siting can avoid damage altogether.

The Phase I Cultural Resources Assessment conducted by Jean A. Keller, Ph.D for the Project fail to yield any evidence of prehistoric or historic archaeological resources through a records search and intensive survey of the property. However, as there is a potential to uncover evidence of prehistoric or archaeological resources during earth moving activities the Project's MND includes mitigation for Cultural Resources in Section 4.5 Threshold 4.5(d) with MM-CR-1: Archaeological Monitoring, MM-CR-2: Archaeological & Cultural Management/Treatment, and MM-CR-3: Final Report.

Monitoring is required to be performed by a qualified professional archaeologist and will reduce the potential impacts to less than significant. Similar MMs and monitoring were required as part of the Riverbend Community Development Mitigation Monitoring and Reporting Program (MMRP).

Per the AB 52 and SB 18 consultation process 4 Tribes were notified per AB 52 and 21 Tribes per SB 18. As a result of the consultation process as indicated under resources during earth moving activities the Project's MND includes mitigation for Tribal Cultural Resources in Section 4.18 Threshold 4.18(b) with MM-TCR-1: Native American Monitoring Agreement, MM-TCR-2: Unanticipated Discovery, and MM-TCR-3: Final Report.

The monitoring agreement(s) with the Consulting Tribe(s) will ensure that Native American Monitors are onsite during ground disturbing activities and will reduce the potential impacts to less than significant. Similar MMs and monitoring were required as part of the Riverbend Community Development Mitigation Monitoring and Reporting Program (MMRP).

As the comment does not identify specific issues with the cultural and tribal cultural resources mitigation than general assertions of inadequacy, no further response is required.

7. **Least Bell's Vireo (LBV) Habitat Impacts**

Per the AB The JPR findings determined that according to the GBA, the Project site contains approximately 0.2 acre of riparian/riverine resources within the southern portion of the site. This riparian/riverine resource includes mulefat scrub and riparian woodland that is associated with the Santa Ana River. The project **will fully avoid** the 0.2-acre riparian/riverine resources and will place a deed restriction over this resource. The total avoidance area of the project measures 0.3 acre, as it includes 0.2 acre of riparian/riverine habitat and 0.1 acre of disturbed, non-native vegetation. The required deed restriction is included as **MM BIO-3 Riparian/Riverine Resources Avoidance Area (DEED RESTRICTION) Protective Measure and MM-BIO-4 riparian Bird Avoidance Measure** are required.

MM-BIO-4 also includes protection for other species such as the southwester willow flycatcher and the yellow-billed cuckoo.

8. Burrowing Owl (BUOW) Habitat Impacts

The Project site occurs within the MSHCP Burrowing Owl (*Athene cunicularia*) Survey Area, which is classified as a Species of Special Concern by the California Department of Fish and Wildlife (CDFW). Burrowing Owl (BUOW) was confirmed absent from the Project site during focused survey conducted as part of the GBA. The Step I and II surveys for BUOW were conducted per the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area and no BUOW were observed within the Project site, and no Burrowing Owl sign was detected in association with burrows. No other habitat supporting species that are classified as candidate, sensitive, or special status species was present on the Project site.

However, the Project site contains suitable habitat for burrowing owls, and as such a pre-construction Burrowing Owl Survey will be required as indicated in **Mitigation Measure (MM) BIO-1 Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection**

Riverside County Department of Environmental Health (RCEH) Comments

1. The Riverside County Department of Environmental Health, Environmental Cleanup Program (RCDEH-ECP) recommends, based on the historic agriculture land use of the property, soil sampling and analysis will be performed. The soil sampling shall be conducted in accordance with the "Interim Guidance for Sampling Agricultural Properties" (DTSC, 2008).

The Phase 1 Environmental Site Assessment conducted by South Shore Testing & Environmental addressed the historical agricultural use of the property and concluded:

South Shore's historical review indicates the subject property was utilized as agricultural or undeveloped land from at least 1931 until at least 1985. Agricultural chemicals in use today are applied in dilute concentrations and, when used properly, degrade relatively quickly. However, environmentally persistent pesticides commonly applied prior to the 1980s can linger in the soil for many years. It is not known if environmentally persistent pesticides have been applied to the subject site in the past. Based upon the apparent length of time that has elapsed since agricultural usage has occurred; the fact that significant surface grading likely will occur upon development in approximately 2023 as a self-storage and RV storage facility (diluting/aerating/mixing potential surficial pesticide residues); and the proposed commercial (rather than residential) use of the property; it is unlikely the potential former usage of pesticides has significantly environmentally impaired the subject property or would require remedial actions. Should the need arise (e.g., significant soil disturbance), confirmatory pesticide testing could be performed but does not appear warranted at this time based upon the above factors.

Additionally, near surface samples were taken north of the Project Site at the approved Vernola Ranch Specific Plan site where active agricultural use present and found:

Due to historical agricultural use, near surface soil samples were collected from the site and were analyzed for organo-chlorinated pesticides (EPA Method 8081) and arsenic (EPA Method 6010B). The laboratory testing concluded that organo-chlorinated pesticides and arsenic were not detected above regional screening levels (residential) in the soil samples tested. Based on this laboratory testing, the historical agricultural use on the site is not considered an environmental concern. (GeoTek, 2021a).

Furthermore, the Project sites for the developed Riverbend Community Development Vernola Marketplace, Vernola Marketplace Apartments, and the Vernola Marketplace Townhomes come to the same conclusions as the Phase 1 ESA for this Project.

The RCEH previously did not request soils testing during the initial Project review or during the Public and Agency Review 30-day review period in March/April 2025.

Due to RCEH recent request for soils sampling a Condition of Approval for the sampling and submission of results to the RCEH is required.

2. A suspected water well was identified within the Phase I ESA report in APN 152-060-007. The feature should be further investigated, and property abandoned under permit by this Department, if it is confirmed to be an inactive water well.

The Phase 1 ESA included the potential an existing agricultural well on the site and as such the MND for the Project includes the following impact analysis and Plans, Programs, and Policies (PPP) that are included in the Project Mitigation Monitoring and Reporting Program (MMRP):

Construction Impacts (Agricultural Water Well Destruction)

An existing agricultural water well is present on APN 152-060-007 which was approved by the Riverside County Department of Environmental Health (RCDEH) on May 12, 2010, permit number WP0020823. To assure the groundwater supply is protected and preserved and eliminate the potential for physical hazards the well is required to be property destroyed. PPPs 4.10-4 and 4.10-5 require the permitting and destruction approval for the well and will ensure the protection of groundwater and eliminate the potential of physical hazards.

PPP 4.10-4 As required by Municipal Code Chapter 15.20.030 Permit Requirements no person or entity, or agent, contractor, subcontractor, representative or employee thereof, shall dig, drill, bore, drive, reconstruct or destroy (1) A well that is to be, or has been, used to produce or inject water; without first filing a written application to do so with the Department, and receiving and retaining a valid permit as provided in this chapter.

PPP 4.10-5 As required by Municipal Code Chapter 15.20.100 – Standards for the abandonment or destruction of wells shall be the standards recommended in the Bulletins of the California Department of Water Resources as follows: Bulletin NO 74-81 Chapter II Water Wells, and Bulletin NO 74-90 (Supplement to Bulletin 74- 81) and as these Bulletins may be amended by the State of California from time to time.

3. Provide clarification for method of sewage disposal. The project has water and sewer availability letters from Jurupa Community Services District dated September 25, 2023; however the rough grading plans have a septic system drawn in. Can you confirm that the project will be on sewer and not on septic? Ensure exhibits accurately reflect source of potable water and sewage disposal method.

The Project's MND impact analysis for Section 4.7 Geology and Soils Threshold 4.7(e) includes the following:

Impact Analysis

The Project does not propose the use of septic tanks or alternative wastewater disposal systems. The Project would install domestic sewer infrastructure and connect to the Jurupa Community Service District's existing sewer conveyance and treatment system.

It appears that the RCEH had an outdated rough grading plan. The grading plans were updated several times to incorporate changes to the number of buildings, positioning of buildings, and avoidance of environmentally sensitive and conservation areas. The current plans do not include the use of septic systems or alternative wastewater disposal systems. The current rough grading plan and "will serve" letter from JCSD were provided to RCEH.

Gabrieleno Band of Mission Indians – Kizh Nation Comments

1. RE: Objection to Draft Mitigated Negative Declaration Revisions – Formal Tribal Response regarding MA20269, Jurupa Valley.

The comment is an introductory statement indicating the subject of the comment letter and does not raise an issue regarding the Draft MND; therefore, no further response is required.

2. Violations of CEQA and AB52. The comment list various sections from the Public Resources Code (PRC) and obligations under AB 52 consultation.

The comment is a statement indicating the various sections within the PRC that apply to Tribal consultations and protection of Tribal Cultural Resources and does not raise an issue regarding the Draft MND; therefore, no further response is required

3. Failure to Conduct Meaningful, Good-Faith Consultation (PRC 21080.3.1(b))

The commentor summarized PRC 21080.3.1(b) that a lead agency (City of Jurupa Valley) must engage in meaningful, good-faith consultation with any California Native American tribe that is traditionally and culturally affiliated with the geographic area of the project once formal consultation has been requested. As per the requirements of AB 52 the City notified 4 tribes that are traditionally and culturally affiliated with the Project had requested consultation notification. Of the 4 tribes notified 2 tribes, the Gabrieleño Band of Mission Indians – Kizh Nation and the Soboba Band Luiseño Indians requested and consulted on the Project.

As the Project includes a General Plan Amendment notification and consultation under SB 18 are required. As required by SB18, the City sent SB18 notification letters to the following tribes identified by the Native American Heritage Commission (NAHC) as having traditional lands or cultural places located within the boundaries of Riverside County or project region. The results of both the AB52 and SB18 processes are shown in the Table below as provided in the MND.

Tribe	AB52 Notice	SB18 Notice	Result
Agua Caliente Band of Cahuilla Indians		✓	No response.
Augustine Band of Cahuilla Indians		✓	No response
Cabazon Band of Mission Indians		✓	No response
Cahuilla Band of Mission Indians		✓	No response
Gabrieleno Band of Mission Indians-Kizh Nation	✓	✓	City unable to reach agreement
Gabrielino-Tongva Tribe		✓	No response
Gabrielino Tongva Indians of California Tribal Council		✓	No response
Gabrielino/Tongva Nation		✓	No response
Gabrieleno/Tongva San Gabriel Band of Mission Indians		✓	No response

Tribe	AB52 Notice	SB18 Notice	Result
Juaneno Band of Mission Indians Acjachemen Nation Belardes		✓	No response
Los Coyotes Band of Cahuilla and Cupeno Indians		✓	No response
Morongo Band of Mission Indians	✓	✓	No response
Pala Band of Mission Indians		✓	No response
Pechanga Band of Luiseno Indians		✓	No response
Quechan Tribe of the Fort Yuma Reservation (Quechan Indian Tribe)		✓	No response
Ramona Band of Luiseno Indians		✓	No response
Rincon Band of Luiseno Indians		✓	No response
Santa Rosa Band of Cahuilla Indians		✓	No response
Soboba Band of Luiseno Indians	✓	✓	Mutual agreement with City on proposed mitigation measures and PPPs.
Torres Martinez Desert Cahuilla Indians		✓	No response
Yuhaaviatam of San Manuel Nation (formerly San Manuel Band of Mission Indians)	✓	✓	No response

The City acknowledges the Gabrieleño Band of Mission Indians – Kizh Nation has provided evidence and has ancestral and lineal ties to the Jurupa Valley. However, as per PRC 21080.3.1(b) as summarized by the Kizh Tribe the City is required to consult with any California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project and that tribe has requested to the City in writing to be informed through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe. As a result of this one other tribe the Soboba Band of Luiseno Indians who are also a Federally Recognized Tribe requested and participated in consultations with the City.

During initial consultations with the Kizh Nation the Tribe stated that they are the "only ancestral tribe nation of the geographic area encompassing Jurupa Valley" and that the City itself recognized the Kizh Nation as the ancestral tribe by the declaration of Hunrungna Oak. While the City during the Rio Vista Specific Plan consultations acknowledged the Kizh Nation having cultural and territorial ties to the area the City also consulted with the Soboba Tribe and acknowledges that multiple tribes have ancestral ties and are traditionally and culturally affiliated with the Jurupa Valley geographical area. The Soboba Tribe as a Federally Recognized Tribe and having requested in writing to be notified of projects within the geographical region the City is required to conduct meaningful and good-faith consultations with them and any other tribe requesting the same notifications.

The commentor continues by state that the City's decision to move forward without incorporating the Tribes consultation violates this required. The City per PRC, AB 52, and SB 18 notified the Kizh Nation of the Project and conducted online meetings and communication via emails with the tribe. During the consultation process the City acknowledged the Kizh Tribe's affiliation with the Jurupa Valley but stressed the City could not exclude other tribes or declare the Kizh Nation as the sole ancestral, traditionally and culturally affiliated tribe. As part of the notification to close consultation with the Kizh Nation the City sent written notification on December 12, 2024, that City Staff carefully evaluated and considered the mitigation measures proposed by the Tribe and also stated that it was determined that a mutual agreement on the project's proposed mitigation measures cannot be reached. The City cannot agree to the Tribe's proposed mitigation measures because they (1) seek to exclude the expertise and monitoring of other tribes that are also "traditionally and culturally affiliated" with the Project area; and (2) purport to grant the Kizh exclusive rights to any tribal cultural resource ("TCR") that may be found during construction of the Project. The City cannot include mitigation measures that grant exclusive rights to one tribe.

The City's standard mitigation measures and plans, programs, and policies, along with State and Federal law pertaining to Tribal Cultural Resources would requirements placed on the Project. The mitigation measures were provided to the Kizh Nation. In March 2025 when the MND was initially circulated for Public Review notification was again sent to the Tribe that the document was available for review. No comments were received from the Tibe as a result of that notification.

The entire MND was recirculated in September 2025, and notification of the new 30-day public review period was sent to the Tribe at which time the Tribe commented with this letter.

The City has conducted meaningful consultations and in good-faith communicated with the Kizh Nation the City's requirements to not exclude other Tribes from the consultation process or through mitigation.

4. Improper Reliance on Non-Consulting Entities. The City references comments from entities or individuals who did not participate in AB 52 consultation. Under PRC § 21074(a), a "Tribal Cultural Resource" is defined based on its significance to a California Native American tribe, and only through government-to-government consultation can those resources be identified and mitigated.

The City conducted AB 52 consultations with two requesting tribes, the Kizh Nation and the Soboba Tribe. It is not clear what is being referred to as improper reliance on non-consulting entities as the reliance for Tribal Cultural Resources and the proposed mitigation measures was only discussed with the two consulting tribes.

In the Tribal Cultural Resources Section of the MND 4.18(b) the City uses the following threshold as required under PRC 21074(a):

Tribal Cultural Resources consist of the following:

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

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

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

(B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.3. A resource determined by the lead agency, in its discretion and supported by substantial evidence,

to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

As previously stated, the City conducted government-to-government consultations with the Kizh Nation and the Soboba Tribe. During the consultation process no specific tribal cultural resources were discussed or identified by either tribe for the Project site. The significance of the Santa Ana River and the potential for unanticipated discoveries were the topics of the consultations. As the Project is avoiding the Santa Ana River, providing for over 72 acres of protected open space, and includes mitigation for both Tribes to be afforded the opportunity to have Tribal Monitors on-site during earth moving activities as well as participate in the process in determining the appropriate treatment (documentation, recovery, avoidance, etc.) of any discovered tribal cultural resource. Mitigation Measure (MM)-TCR-2: Unanticipated Discovery includes the language "*If multiple Consulting Tribes (s) are involved, and a mutual agreement cannot be reached as to the form and manner of disposition of the resource(s), the City shall request input from the Native American Heritage Commission and render a final decision."* To ensure neither consulting tribe will be excluded.

5. Late of Neglected Consultation Timelines. The City's assertion that revisions are "minor" does not excuse failure to consult. PRC §21080.3.1(d) requires timely consultation. Neglect or delay is a violation of CEQA and AB 52.

Revisions to the MND did not include any edits or changes to the Tribal Cultural Resources Section or Mitigation Measures. The MND was recirculated due to the fact that the original Notice of Intent (NOI) did not contain all the Project's APN numbers, the original NOI was mistakenly sent to the Jurupa Unified School District instead of the Norco Unified School District. Minor revisions to correct typographical errors.

As per the requirements of AB 52 the City notified 4 tribes that are traditionally and culturally affiliated with the Project had requested consultation notification. Of the 4 tribes notified 2 tribes, the Gabrieleño Band of Mission Indians – Kizh Nation and the Soboba Band Luiseño Indians requested and consulted on the Project.

As the Project includes a General Plan Amendment notification and consultation under SB 18 are required. As required by SB18, the City sent SB18 notification letters to the following tribes identified by the Native American Heritage Commission (NAHC) as having traditional lands or cultural places located within the boundaries of Riverside County or project region.

The City per PRC, AB 52, and SB 18 notified the Kizh Nation of the Project and conducted online meetings and communication via emails with the tribe. As part of the notification to close consultation with the Kizh Nation the City sent written notification on December 12, 2024, that City Staff carefully evaluated and considered the mitigation measures proposed by the Tribe and also stated that it was determined that a mutual agreement on the project's proposed mitigation measures cannot be reached. The City cannot agree to the Tribe's proposed mitigation measures because they (1) seek to exclude the expertise and monitoring of other tribes that are also "traditionally and culturally affiliated" with the Project area; and (2) purport to grant the Kizh exclusive rights to any tribal cultural resource ("TCR") that may be found during construction of the Project. The City cannot include mitigation measures that grant exclusive rights to one tribe.

The City has not neglected or delayed notifications and afforded all concerned tribes the opportunity to consult on the Project. The mitigation measures were provided to the Kizh Nation during consultation and included with the notification of consultation closure on December 12, 2024. In March 2025 when the MND was initially circulated for Public Review notification was again sent to the Tribe that the document

was available for review. No comments were received during or after the 30-day public review period or after from the Tibe as a result of that notification.

The entire MND was recirculated in September 2025, and notification of the new 30-day public review period was sent to the Tribe at which time the Tribe commented with this letter.

The City has conducted meaningful consultations and in good-faith communicated with the Kizh Nation the City's requirements to not exclude other Tribes from the consultation process or through mitigation.

6 The City claims no significant new information was added, so no recirculation is required.

The Commenter incorrectly indicates that the City was stating no recirculation is required. However, the Project's NOI, MND, and Supporting Documents were recirculated from September 4, 2025, to October 3, 2025. Written notification along with the NOI were provided to the Kizh Nation as well as all tribes requesting notification of projects in Jurupa Valley.

The City provided the following to the Kizh Nation:

> *Please take a look at the NOI above for your reference. The Draft MND was previously circulated for public review from March 11, 2025, through April 9, 2025. All interested persons and organizations had an opportunity during this time to submit their written comments on the Draft MND to the City of Jurupa Valley. Since the previous circulation, the Project description in the MND and previous NOI have been revised as well as minor edits to the MND document to correct typographical errors. The minor MND revisions were made to correct typographical error and/or clarify information in the MND. None of the information or revisions to the MND constitutes significant new information or changes to the analysis or conclusions of the MND. There were no new significant environmental impacts identified following circulation of the MND. Likewise, there were no substantial increases in the severity of environmental impacts identified after circulation of the MND.*

The Project's new NOI was also included with the notification indicating the recirculation and new public review period.

7. This is legally insufficient because:
    1. Tribal Cultural Resources are expressly protected under CEQA, and omission of consultation is not minor.
    2. Changes affecting how tribal resources are treated are substantive, not clerical.
    3. Public comments cannot substitute for AB 52 consultation.

The City agrees with the Kizh Nation that Tribal Cultural Resources are protected under CEQA and omission of consultation is not minor. As per the requirements of AB 52 the City notified 4 tribes that are traditionally and culturally affiliated with the Project had requested consultation notification. Of the 4 tribes notified 2 tribes, the Gabrieleño Band of Mission Indians – Kizh Nation and the Soboba Band Luiseño Indians requested and consulted on the Project.

As the Project includes a General Plan Amendment notification and consultation under SB 18 are required. As required by SB18, the City sent SB18 notification letters to the following tribes identified by the Native American Heritage Commission (NAHC) as having traditional lands or cultural places located within the boundaries of Riverside County or project region.

As the City takes it responsibility in protecting Tribal Cultural Resources (TCRs) and consultation seriously the two tribes requesting consultation were both engaged in meetings and communication on the Project

and potential impacts. As a result of the consultations and to protect TCRs mitigation measures were made part of the MND and Mitigation Monitoring and Reporting Program for the Project. Public comments were not solicited for nor included in the City's analysis or review of the Project potential impacts on TCRs.