

City of Jurupa Valley

Brad Hancock, Mayor . Laura Roughton, Mayor Pro Tem .

Brian Berkson, Council Member . Frank Johnston, Council Member . Verne Lauritzen, Council Member

August 20, 2015

Mr. Jensen Uchida
California Public Utilities Commission
Energy Division
505 Van Ness Avenue
San Francisco, CA 94102

RE: Southern California Edison's Application for a Certificate of Public Convenience and Necessity for the Riverside Transmission & Reliability Project- A.15-04-013

Mr, Uchida,

In your letter of July 23, 2015, you requested information regarding the status of any projects that have been approved or are currently under review by the City in or adjacent to the proposed path of the proposed RTRP transmission line in order to assist the CPUC in its analysis of the SCE application for a Certificate of Public Convenience and Necessity.

As shown on the attached table and attachments, there are eight projects that have been entitled within the path of the RTRP line, and of those, three have been built and occupied. One of the remaining five (Riverbend) is well under construction and the other four are expected to begin construction soon. In addition, there are also seven existing, occupied projects that will be directly affected by the proposed line due to their close proximity. We used the safety area definition for the Chino Hills project and our recently adopted Environmental Justice Element (see definition, page 5 and land use policies beginning on page 16) as a guide in determining areas affected by the line, which includes a public park and an elementary school.

You should also be aware that all of the information contained in the attached project data sheets was offered to SCE in response to their data request, including copies of entitlement documents. We were surprised to see their submittal of July 21, 2015 did not include many of the projects on our list. We are pleased to have the opportunity to clarify the full scope of the potential impacts of this project on our community.

The attached project listing includes a summary table, an overall project site aerial with the general location of all projects shown by number or by letter and a set of project detail sheets. We are also prepared to provide detailed plans or entitlement documents upon your request.

Please don't hesitate to contact me if you need anything further. In the meantime, we look forward to meeting you and providing any further assistance when you make the trip for a site visit and scoping meeting.

Sincerely,



Thomas G. Merrell, AICP
Planning Director

cc: Gary Thompson, City Manager
George Wentz, Assistant City Manager
Jack M. Mulligan, CPUC Counsel

Mr. Jensen Uchida
Energy Division, CEQA Unit
August 20, 2015
Page 2

Attachments:

1. Summary Table – Projects Within Edison’s 230KV Transmission Line Path
2. Aerial Map – Projects Within or Affected by RTRP Path
3. Project Detail Sheets including site plans and tract maps
4. Environmental Justice Element of the City General Plan

PROJECTS WITHIN EDISON'S 230 KV TRANSMISSION LINE PATH

PROJECT LISTING	PROJECT	PROJECT DESCRIPTION	ENTITLEMENT(S) INFORMATION	STATUS
1	Stratham Homes / Harmony Trails Location: Southeast corner of Cantu-Galleano and Wineville	176 single-family lot subdivision	Case Nos.: MA1407 (CZ1401 & TTM36692) Approval date: 12/4/14 Approving body: City Council	<ul style="list-style-type: none"> • Submitted final map, recordation pending • Submitted a grading permit application, permit issuance pending.
2	Turnleaf (William Lyon Homes) Location: East side of Wineville between Bellegrave and 300 feet north of Landon	111 single-family lots on 31.57 acres	Case Nos.: CZ06933 & TR31778 (TR31778-1) Approval date: 04/11/06 Approving body: County Board of Supervisors	<ul style="list-style-type: none"> • Recorded final map • All improvements and infrastructure are complete. • Currently in Phase 3 development • Total of 54 building permits have been issued. • Total of 39 of 54 building permits have been finalized. • Total of 27 homes are occupied, including those within the RTRP path
3	Thoroughbred Farms Specific Plan No. 376 and Parcel Map Location: Northwest corner of Bellegrave and Wineville (frontage on I-15 between	Master Planned Business Park on 108 gross acres	Case Nos.: CZ7619, SP376, & TPM36081 Approval date: 11/15/12 Approving body: City Council	Entitled; preliminary development plan submitted for determination of Substantial Conformance under Zoning Ordinance 348

	Bellegrave and Landon			
4	<p>I-15 Corridor Specific Plan No. 266</p> <p>Location: South of Bellegrave Ave.; east of Hamner Ave.; west of Wineville Ave.; and north of 68th Street</p>	<p>Total Area of Specific Plan: 747.5 acres</p> <ul style="list-style-type: none"> • Single-Family dwelling units: 1,348 • Multi-family dwelling units: 1,352 • Commercial Area: 211.2 acres • Industrial Area: 32.5 acres 	<p>Case No.: SP266</p> <p>Approval dates original: 11/2/93 SC1: 2/3/98 SC2: 3/11/08 SC3: 03/3/09 SC4: 07/15/08</p> <p>Approving body: County Board of Supervisors</p>	<p>Fully entitled and nearly complete; final phases include Vernola Marketplace Apartments approved March 2015 and Harvest Villages Phase 3; Studies in progress for design of I-15 frontage site north of Limonite</p>
5	<p>Vernola Marketplace Shopping Center (within I-15 Corridor Specific Plan)</p> <p>Location: Southwest corner of Limonite and Pat's Ranch</p>	<p>A 397,797 square foot commercial shopping center on 44.97 gross acres.</p>	<p>Case Nos: CZ07018, TPM32545, & PP19631</p> <p>Approval date: 01/10/06</p> <p>Approving body: County Board of Supervisor</p>	<p>Existing and operating Shopping Center</p>
6	<p>Vernola Marketplace Apartments (within I-15 Corridor Specific Plan)</p> <p>Location: Northwest corner of 68th Street and Pat's Ranch</p>	<p>397-unit multi-family residential apartment on 17.4 acres;</p>	<p>Case Nos. MA1485 (GPA1404, CZ1405, SP1401, & SDP31416)</p> <p>Approval date: 3/19/15</p> <p>Approving body: City Council</p>	<p>Entitled. Final design and permit applications on hold due to litigation filed by SCE and RPU</p>
7	<p>Lennar / Riverbend</p> <p>Location: south of 68th; between I-15 and Dana</p>	<p>466 single-family homes on 211 gross acres</p>	<p>Case Nos.: MA1485 (GPA1404, CZ1405, SP1401, TTM36391, & SDP31416)</p> <p>Approval date: 10/17/13</p> <p>Approving body: City Council</p>	<ul style="list-style-type: none"> • Final map in process, recordation pending • Rough grading nearly complete • Curbs and gutter, storm

				<p>drain, water and sewer infrastructure constructed</p> <ul style="list-style-type: none"> • Perimeter sound wall approved & under construction.
8	<p>Goose Creek Golf Club Location: 11418 68th Street</p>	<p>Golf course on 153 acres.</p>	<p>Case No.: PP15352 Approval date: 04/04/09 Approving body: Planning Commission</p>	<p>Existing and operating golf course</p>

PROJECTS IN THE CITY OF JURUPA VALLEY WITHIN OR AFFECTED BY RTRP PATH

Numbered:
Within path
(see Project Listing Key)

Lettered:
Affected
Projects

- A. IDI Industrial
- B. Vernola Park
- C. Harvest Village residential
- D. Township residential
- E. Elementary School
- F. Riverdale Estates residential

I-15 Corridor Specific Plan Boundary
→

Approximate RTRP Line Route
→



PROJECT LISTING KEY

1. Stratham / Harmony Trails: (Tentative Map, rezone, Development Plan)
2. William Lyon Homes / Turnleaf: Final Map, homes occupied
3. Thoroughbred Farms: Specific Plan and Parcel Map
4. I-15 Corridor Specific Plan, Master Plan - nearly complete
5. Vernola Marketplace Shopping Center: complete
6. Vernola Marketplace Apartments: GPA, rezone, development plan
7. Lennar / Riverbend: Tract Map, Development Plan
8. Goose Creek Golf Club

1. STRATHAM/ HARMONY TRAILS

Location: Southwest corner of Wineville Avenue and Cantu-Galleano Road

Approval: December 4, 2014

Overall "Community Plan"

"Harmony Trails" is the last piece of a larger, newer residential community. As shown in Exhibit A, the location of "Harmony Trails" is marked with a star. Several hundred acres, bounded by Wineville Avenue, Cantu-Galleano Road, Etiwanda Avenue, and Bellegrave Avenue, were approved for single-family residential subdivisions by the County of Riverside prior to City of Jurupa Valley incorporation in 2011. The approved residential tracts within those boundaries included one school, several parks, and miles of multi-purpose trails that connect to a larger trail network, and a public school.

EXHIBIT A. OVERALL "COMMUNITY PLAN" (SOURCE: COMMUNITY WORK DESIGN GROUP)



Harmony Trails Project Description (designated by a star on the map above)

The City Council approved the entitlements, CZ1401 and TTM36692, to allow a 176 single-family subdivision with open space and new streets. See attachment "Tentative Tract Map No. 36692."

EXHIBIT B. AERIAL VIEW OF “HARMONY TRAILS” (SOURCE: GOOGLE MAPS)



EXHIBIT C. INDUSTRIAL BUILDINGS ON THE WEST SIDE OF WINEVILLE (SOURCE: GOOGLE MAPS)



RTRP

The following is a list of planned/approved or existing development associated with the Harmony Trails project that is in the RTRP’s planned path or affected areas:

- **Within the RTRP Line Proposed Path**
 - Approximately 100 single-family lots within the “Harmony Trails” subdivision along Wineville Ave. (see Attachment)
 - 2,035 feet of multi-purpose trail, pedestrian, sidewalk, and landscaped parkway along Wineville Ave. (see Attachment)
 - 2 access points on Wineville Ave. for the residents to the tract and open space (see Attachment)
- **Other Affected Projects:** Industrial buildings on the west side of Wineville Ave. (see Exhibit C)

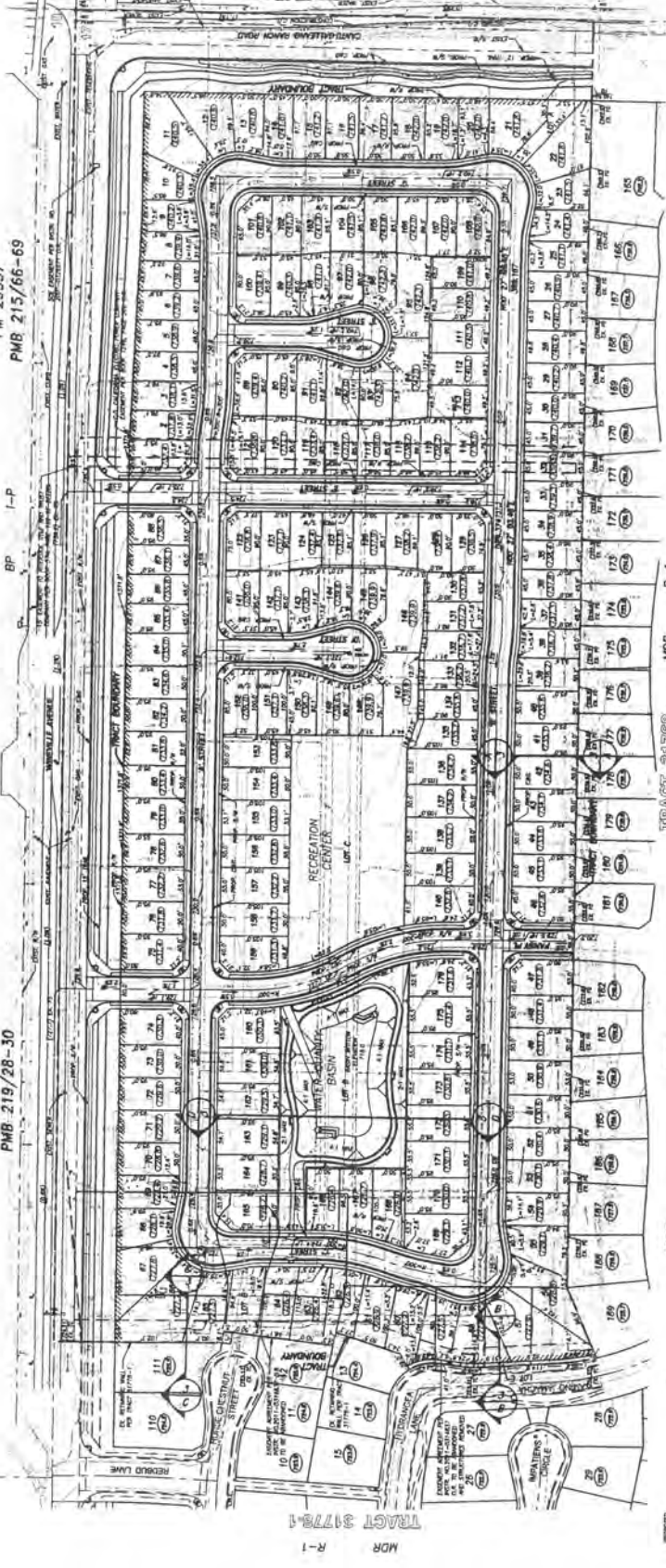
TENTATIVE TRACT MAP No. 36692



PM 34826
PMB 219/28-30

PM 29537
PMB 215/66-69

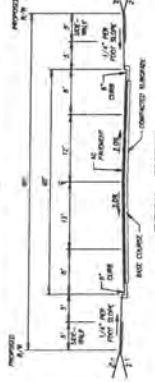
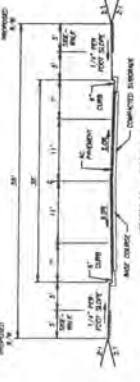
PM 25317
PMB 175/10-15



CURVE #	RADIUS [FOOT]	LENGTH [FOOT]	ANGLE [DEGREE]	CHORD [FOOT]	DELTA [DEGREE]
C1	972.00'	124.94'	18.11'	972.00'	18.11'
C2	66.00'	27.73'	24.86'	66.00'	24.86'
C3	100.00'	107.74'	11.87'	100.00'	11.87'
C4	375.00'	1074.74'	16.45'	375.00'	16.45'

REVISION	DATE	BY

TENTATIVE MAP
TRACT 36692
CONCEPTUAL GRADING
LIVING AREA PROJECT, SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 WEST
OF THE CITY OF JARVIS WALKER, COUNTY OF INDIANAPOLIS, IN
SCALE: 1/4" = 1'-0"
DATE: 07/2011
DRAWN BY: J. WEBB
CHECKED BY: J. WEBB
DESIGNED BY: J. WEBB
PROJECT NO.: 11-000
SHEET 2
OF 3 SHEETS
J. WEBB ASSOCIATES, INC.
1111 N. COLLETT AVENUE, SUITE 100
INDIANAPOLIS, IN 46202
TEL: 317.441.1111
FAX: 317.441.1112



"A" STREET - "D" STREET, "F" STREET - "G" STREET
& PORTIONS OF "B" STREET & PANISY PLACE

PORTIONS OF PANISY PLACE

2. WILLIAM LYON HOMES/ TURNLEAF

Location: Northeast corner of Wineville Avenue and Bellegrave Avenue

Approval Date: April 11, 2006

EXHIBIT A. LOCATION OF "TURNLEAF" (SOURCE: GOOGLE MAPS)



Project Description

On April 11, 2006, the County of Riverside Board of Supervisors approved, CZ06933 and TR31778, to allow a 111 single-family subdivision with open space, 2.64 acre public park, and street improvements. Attachment A is the recorded final map.

RTRP

The following is a list of planned/approved or existing development associated with the Turnleaf project that is in the RTRP's planned path or affected areas:

- **Within the RTRP Line Proposed Path**
 - 5 existing, occupied single-family homes along Wineville Avenue (see in Exhibit B & C)
 - 361 feet of multi-purpose trail, pedestrian, sidewalk, and landscaped parkway along Wineville Avenue. (see Exhibit C)
 - Redbud Lane on Wineville Avenue (see Exhibit C)
- **Other Affected Projects**
 - Industrial buildings on the northwest corner of Landon Drive and Wineville Avenue (see Exhibit D).
 - Existing homes in the tract due to impact on Redbud Lane (access point on Wineville Ave.). At this time, a total of 27 homes in the tract are occupied.

EXHIBIT B. EXISTING SINGLE-FAMILY HOMES IN RTRP'S PATH (taken from inside the tract)



**EXHIBIT C. EXISTING SINGLE-FAMILY HOMES, REDBUD LANE, AND TRAILS IN RTRP'S PATH
(TAKEN FROM NORTHEAST CORNER OF LANDON & WINEVILLE)**



EXHIBIT D. UPS (INDUSTRIAL BUILDING) LOCATED ON THE NORTH OF LANDON DRIVE.



CITY 44079

IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

SHEET 1 OF 13 SHEETS

TRACT NO. 31768

BEING A SUBDIVISION OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. 8082
RECORDED DECEMBER 7, 2007 AS INSTRUMENT NO. 2007-0734784 O.R.
LYING WITHIN THE WEST HALF OF FRACTIONAL SECTION 17, TOWNSHIP
2 SOUTH, RANGE 6 WEST, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, S.B.M.
ALBERT A. NEBB ASSOCIATES - CIVIL ENGINEERS
OCTOBER 2012

RECORDERS STATEMENT

FILED THIS 20th DAY OF MARCH 2014
AT 1:50 P.M. IN BOOK 2400 OF MAPS
AT PARCEL 2014 AT THE
REQUEST OF THE CITY CLERK OF THE CITY OF JURUPA VALLEY
NO. 2014-0123214
FEE \$200

LARRY W. WARD
ASSISTANT COUNTY CLERK-RECORDERS
BY: Charris DEPUTY
SUBDIVISION GUARANTEED: FIDELITY AMERICAN TITLE
INSURANCE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN
HEREON, EXCEPT THAT PORTION SHOWN AS "NOT A PART"; THAT WE ARE THE ONLY PERSONS WHOSE
CONSENT IS NECESSARY TO MAKE A CLEAR TITLE TO SAID LANDS, THAT WE CONSENT TO THE MAKING AND
RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "LOTE 'A'
THROUGH 'N'", INCLUSIVE, THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "A" (DARTO-BALLKAND PARKWAY ROAD), AND LOT "B" (BILLENBRIE
AVENUE) THE OWNERS OF LOTS 4, 5, 150 THROUGH 182 INCLUSIVE, AND 181 AND 182, (WITHOUT THESE
HIGHWAYS AND DRIVING SUCH THE HILL) HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT
OF TRAVEL, ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL
TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
LOTS "O" AND "P", THE DEDICATION IS FOR (1) ONE-FOOT BARRIERS STRIPS FOR ROAD
AND ACCESS CONTROL.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
DRAINAGE EASEMENTS WITHIN LOTS 180 AND 181, AS SHOWN HEREON, THE DEDICATION IS FOR
CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LANDSCAPE
MAINTENANCE EASEMENTS WITHIN LOTS 182 THROUGH 188, INCLUSIVE, AS SHOWN HEREON, THE DEDICATION
IS FOR LANDSCAPE MAINTENANCE PURPOSES.

WE HEREBY RETAIN LOT 180 UNDEVELOPED AS "SCHOOL SITE" FOR PRIVATE USE FOR THE SOLE
BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
THE COMMUNITY TRAIL EASEMENT, AS SHOWN HEREON, THE DEDICATION IS FOR TRAIL PURPOSES
IN FAVOR OF JURUPA AREA RECREATION AND PARK DISTRICT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE TITLE FOR PUBLIC PURPOSES:
LOT 182 OPEN SPACE, LOT 181 OPEN SPACE AND LOT 182 OPEN SPACE, AS SHOWN HEREON,
THE DEDICATION OF LOT 181 IS FOR PARK PURPOSES AND THE DEDICATION OF LOT 182 AND
LOT 183 IS FOR TRAIL PURPOSES IN FAVOR OF JURUPA AREA RECREATION AND PARK DISTRICT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
THE SLOPE EASEMENTS, AS SHOWN HEREON, THE DEDICATION IS FOR MAINTENANCE OF SLOPE
PURPOSES IN FAVOR OF JURUPA AREA RECREATION AND PARK DISTRICT.

DRAWN:
COCK GROUP HOLDINGS LP, A DELAWARE LIMITED PARTNERSHIP

BY: Steven S. Benson
STEVEN S. BENSON, THE MANAGER OF COCK ASSET MANAGEMENT, LLC, AN
ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF
COCK GROUP HOLDINGS LP.



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD
SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND
LOCAL ORDINANCES AT THE REQUEST OF SCS WINEVILLE, LLC, ON FEBRUARY 17, 2011.
I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE
POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF
THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE,
SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP
SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS
SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: MARCH 14, 2014

BY: Matthew E. Ward
MATTHEW E. WARD, L.S. 5080



CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL
ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY
SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE
MAP OF TRACT MAP NO. 31768 AS FILED, AMENDED AND APPROVED BY THE BOARD OF
SUPERVISORS ON APRIL 11, 2008 THE EXPIRATION DATE BEING APRIL 11, 2014, AND THAT
I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 3/20, 2014

BY: Frank Johnston
FRANK JOHNSTON, CITY ENGINEER, PCE 80354



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
ON 3/20/14, BEFORE ME, Donna Ransom, A NOTARY PUBLIC
PERSONALLY APPEARED STEVEN S. BENSON, THE MANAGER OF COCK ASSET MANAGEMENT, LLC, AN ARIZONA
LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF COCK GROUP HOLDINGS LP, A DELAWARE
LIMITED PARTNERSHIP, AND PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT
THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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, MY PRINCIPAL PLACE OF BUSINESS IS IN
COUNTY

BY: Donna Ransom
NOTARY PUBLIC IN AND FOR SAID STATE
COMMISSION EXPIRES 9/24/16
MY COMMISSION NUMBER: 319033

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
ON 3/20/14, BEFORE ME, _____, A NOTARY PUBLIC
PERSONALLY APPEARED _____ AND PROVIDED TO _____
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAME IS/ARE SUBSCRIBED
TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/HE/IT/THEY EXECUTED THE
SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY, 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, MY PRINCIPAL PLACE OF BUSINESS IS IN
COUNTY

NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____

ABANDONMENT NOTE

PURSUANT TO SECTIONS 66434 AND 66499.20 1/2 OF THE SUBDIVISION MAP ACT,
THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT
OF THE FOLLOWING:

AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC
UTILITY AND PUBLIC SERVICES PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE
RECORDED JANUARY 5, 1998 AS INSTRUMENT NO. 1565, OFFICIAL RECORDS DIV. CO.
WITHIN THE BOUNDARY OF THIS TRACT MAP.

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE DAY CREEK AREA DRAINAGE
PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE
PURSUANT TO SECTION 10.25 OF ORDINANCE 480 AND SECTION 66463, ET SEQ. OF THE
GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.
NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 480, PAYMENT OF
THE DRAINAGE FEES SHALL BE PAID WITH DRAWER'S CHECK OR MONEY ORDER ONLY TO THE
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF
ISSUANCE OF THE WRITING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST,
AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE WRITING OR
BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF
ISSUANCE OF THE ACTUAL PERMIT.

CITY COUNCIL'S STATEMENT

THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS
CITY COUNCIL, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF
DEDICATION MADE HEREON FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, AND
AS PART OF THE CITY MAINTAINED STREET SYSTEM, SUBJECT TO IMPROVEMENTS IN
ACCORDANCE WITH CITY STANDARDS.

THE OFFER OF DEDICATION OF THE DRAINAGE EASEMENTS WITHIN LOTS 180 AND 181
ARE HEREBY NOT ACCEPTED.

THE OFFER OF DEDICATION OF A LANDSCAPE MAINTENANCE EASEMENT WITHIN LOTS
150 THROUGH 183 IS HEREBY ACCEPTED.

DATE: March 20, 2014

ATTEST:
CITY OF JURUPA VALLEY, STATE OF CALIFORNIA
BY: Victoria Wasik
VICTORIA WASIK, CITY CLERK

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS
DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN
MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL
ASSESSMENTS COLLECTED AS TAXES, EXCEPT THOSE OF SPECIAL ASSESSMENTS
COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED
TO BE \$ 252,600.00. This certification excludes any
supplemental tax assessments not
yet extended.

DATE: March 19, 2014

BY: Valerie Chan
VALERIE CHAN, DEPUTY
COUNTY TAX COLLECTOR

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 252,600.00 HAS BEEN
EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF
RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE,
COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS
TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER
ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS
BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS. This certifi cation excludes
any supplemental tax assessments not
yet extended.

DATE: March 19, 2014

BY: Valerie Chan
VALERIE CHAN, DEPUTY
COUNTY TAX COLLECTOR

JURUPA AREA RECREATION AND PARK DISTRICT CERTIFICATE OF ACCEPTANCE

THE JURUPA AREA RECREATION AND PARK DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE
COMMUNITY TRAIL EASEMENT AND THE SLOPE EASEMENTS, AS SHOWN HEREON, TO WEST TITLE
OR BEHALF OF THE PUBLIC FOR SAID PURPOSES, AND ACCEPTS THE DEDICATION OF LOT 181 OPEN
SPACE IN FEE TITLE AS SHOWN HEREON FOR PARK PURPOSES AND LOT 182 OPEN SPACE AND LOT
183 OPEN SPACE IN FEE TITLE AS SHOWN HEREON FOR TRAIL PURPOSES.

DATE: March 17, 2014

BY: Dan Rodriguez
DAN RODRIGUEZ, GENERAL MANAGER
SEC 17, T2S, R6W SCHEDULE 'A'

CITY 44071

IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

SHEET 2 OF 9 SHEETS

TRACT NO. 31778-1

BEING A SUBDIVISION OF PARCEL 8 OF LOT LINE ADJUSTMENT NO. 5407
RECORDED APRIL 21, 2011 AS INSTRUMENT NO. 2011-0177261, O.R.
LYING IN FRACTIONAL SECTION 17, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.W.
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS NOVEMBER, 2012



VICINITY MAP
NOT TO SCALE



ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF CITY OF JURUPA VALLEY IN E.C.S. BOOK 1 PAGE 2. THIS AFFECTS ALL LOTS.



LINE DATA

LINE	BEARING	DISTANCE
L1	110° 06' 18" E	77.05 20
L2	110° 06' 31" E	77.12 20
L3	110° 06' 44" E	77.19 20
L4	110° 06' 57" E	77.26 20
L5	110° 07' 10" E	77.33 20
L6	110° 07' 23" E	77.40 20
L7	110° 07' 36" E	77.47 20
L8	110° 07' 49" E	77.54 20
L9	110° 08' 02" E	77.61 20
L10	110° 08' 15" E	77.68 20
L11	110° 08' 28" E	77.75 20
L12	110° 08' 41" E	77.82 20
L13	110° 08' 54" E	77.89 20
L14	110° 09' 07" E	77.96 20
L15	110° 09' 20" E	78.03 20
L16	110° 09' 33" E	78.10 20
L17	110° 09' 46" E	78.17 20
L18	110° 09' 59" E	78.24 20
L19	110° 10' 12" E	78.31 20
L20	110° 10' 25" E	78.38 20
L21	110° 10' 38" E	78.45 20
L22	110° 10' 51" E	78.52 20

SURVEYOR'S NOTES

- ANALYSIS OF BEARINGS IS THE NORTH LINE OF THE JURUPA AVENUE TAKEN AS NORTH BE 111° 02' EAST, AS SHOWN BY TRACT NO. 30088-1, BE 308° 59' 41" RECORD OF RIVERSIDE COUNTY, CALIFORNIA.
- ⊙ INDICATES FOUND MONUMENTS AS NOTED.
- ⊙ INDICATES SET 5" I.P. WITH METAL DISC, TANGED LE MARK, FLUSH.
- ⊙ INDICATES RECEIVED DATA PER PAR 18/10-11, RECORD OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS NOTED OTHERWISE.
- ⊙ INDICATES RECEIVED DATA PER PAR 17/11-15, RECORD OF RIVERSIDE COUNTY, CALIFORNIA.
- ⊙ INDICATES RECEIVED DATA PER PAR 34/25-26, RECORD OF RIVERSIDE COUNTY, CALIFORNIA.
- ⊙ INDICATES RECEIVED DATA PER LOT LINE ADJUSTMENT NO. 3881, INSTR. NO. 491013, REC. 10-13-1980, O.R.
- ⊙ INDICATES RECEIVED REAS. DATA PER LOT LINE ADJUSTMENT NO. 5407, DOC. NO. 2007-034704, REC. 12-07-2007, O.R., UNLESS NOTED OTHERWISE.
- ⊙ INDICATES RECEIVED REAS. DATA PER LOT LINE ADJUSTMENT NO. 5407, DOC. NO. 2011-0177261, REC. 04-21-2011, O.R.
- TOTAL AREA OF SUBJECT SITE IS 36.34 ACRES (39888).
- ALL MONUMENTS SHOWN SET PER RIVERSIDE COUNTY DISTRICT NO. 10 AND MONUMENT AGREEMENT FOR THIS MAP.
- SET 5" T.P. TANGED LE MARK, FLUSH, AT ALL LOT CORNERS, ANGLE POINTS IN SITE OR NEAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY.
- SET LEAD AND TAG "LS 2000" ON TOP OF CURB (UNLESS SO NOTED "E") FOR REC. CO. POOL, FENCE, AND OTHER OUTSIDE PROJECTOR INFORMATION OR MAGNAL FROM CONTROL LINE.
- SET STEEL PIN AND TAG LS 2000 ON TOP OF CURB AT ALL SIDE LOT LINES PROJECTED PER RIV. CO. STANDARD "E".
- ⊙ INDICATES RESTRICTED ACCESS.
- UNDRAINED EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
- C.C.S.R. # 2 PER INSTRUMENT NO. 2007-034704, REC. 12-07-2007, O.R.
- O.R. INDICATES OPEN SPACE.

EASEMENT NOTES

- EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison CO. FOR PUBLIC UTILITIES & INCIDENTAL PURPOSES RECORDED 11/07/1975 AS INSTRUMENT NO. 118260, O.R.
- TOPGRAPHY CONSTRUCTION ACCESS & CONSTRUCTION EASEMENT AGREEMENT BETWEEN HILLTOPS HOMES & PHOENIX HOME LOCAL REC. RECORDED 05/09/07 AS INSTR. NO. 2007-031878, O.R. CANNOT BE LOCATED FROM THE RECORD.
- EASEMENT IN FAVOR OF CHINO BATH DESEALER AUTHORITY FOR WATER PERMEABLE ON PIPELINES, ROAD & APPURTENANCES & INCIDENTAL PURPOSES RECORDED 7/26/2007 AS INSTRUMENT NO. 2007-048292, O.R.
- EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE FOR PUBLIC ROAD DRAINAGE, PUBLIC UTILITY & INCIDENTAL PURPOSES RECORDED 05/09/07 AS INSTR. NO. 2007-031878, O.R.
- PUBLIC UTILITY EASEMENT IN RIVERVILLE AVENUE RESERVED IN VACATION RECORDED 4/11/2010 AS INSTRUMENT NO. 2010-01820-0, O.R.
- PERMANENT EASEMENT AND RIGHT OF WAY IN FAVOR OF JURUPA COMMUNITY SERVICES DIST., RECORDED 7/11/2013 DOC. NO. 2013-037047, O.R.
- SLOPE EASEMENTS DEDICATED HERETO TO JURUPA AREA RECREATION AND PARK DISTRICT.
- EASEMENT FOR WATER, CABLE COMMUNICATION, FIBER, WIRELESS AND INCIDENTAL PURPOSES IN FAVOR OF JURUPA COMMUNITY SERVICES DIST. RECORDED 11/15/2013 DOC. NO. 2013-038884, O.R.

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	650.00	0° 51' 57"	52.85	5.42
C2	316.00	1° 36' 19"	25.43	12.72
C3	362.00	60° 24' 41"	276.25	482.53
C4	438.00	25° 02' 02"	114.94	57.80
C5	1221.00	3° 20' 35"	71.12	39.27
C6	2477.00	1° 01' 44"	44.48	22.24
C7	372.00	1° 04' 04"	18.31	9.25
C8	65.00	30° 57' 53"	44.00	23.81
C9	300.00	10° 17' 48"	17.37	8.21
C10	972.00	10° 14' 02"	66.45	33.31

CITY 44D/13

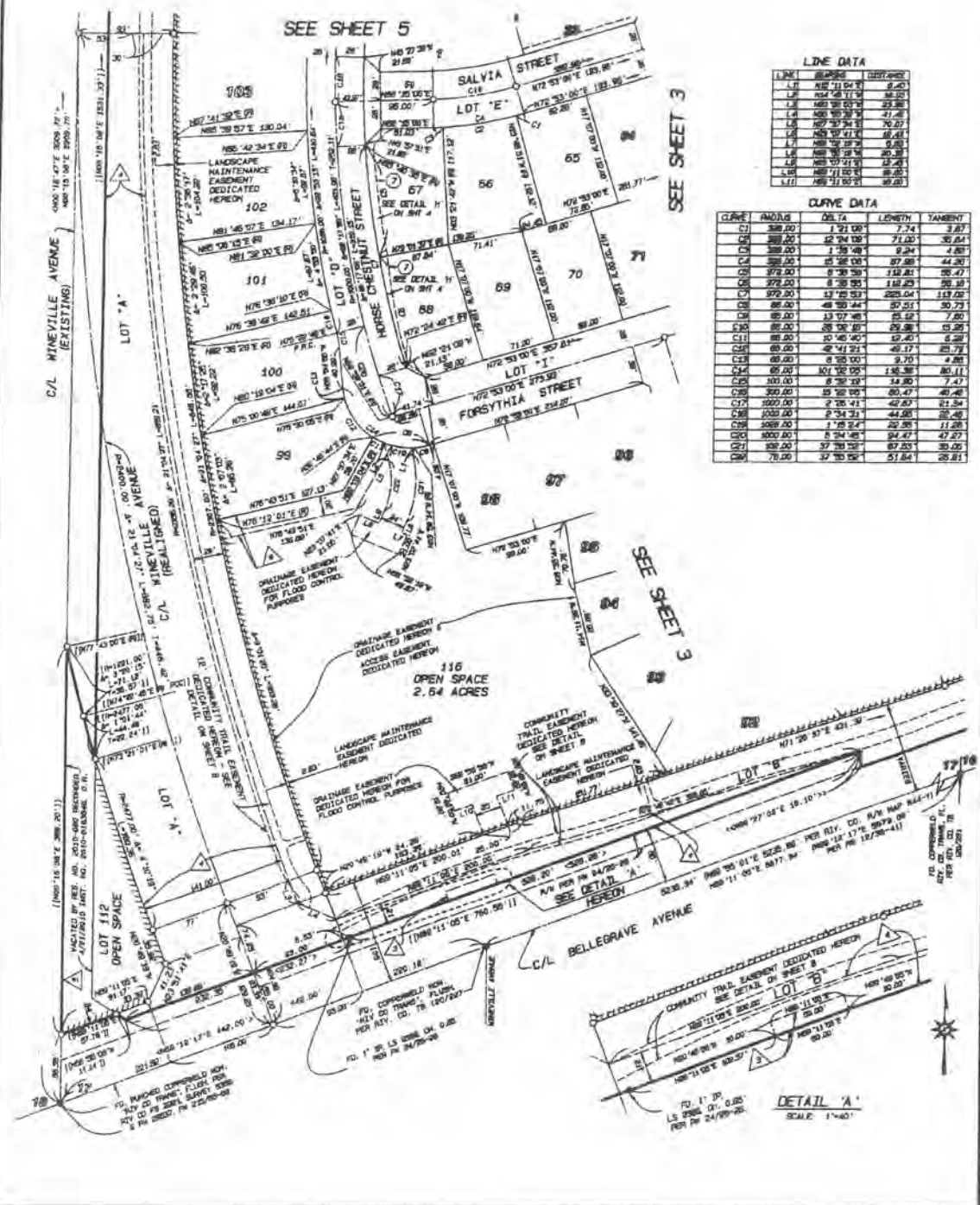
IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

SHEET 4 OF 9 SHEETS

TRACT NO. 31778-1

SEE SHEET 2 FOR SURVEYOR'S NOTES
AND EASEMENT NOTES.

BEING A SUBDIVISION OF PARCEL B OF LOT LINE ADJUSTMENT NO. 5407
RECORDED APRIL 21, 2011 AS INSTRUMENT NO. 2011-017261, O.R.
LYING IN FRACTIONAL SECTION 17, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.N.
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS NOVEMBER, 2012

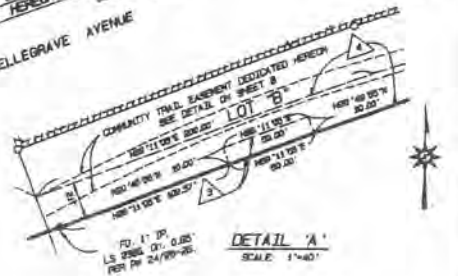


LINE DATA

LINE	BEGINNING	TERMINATION
L1	N82°11'04\"	6.40
L2	N84°48'17\"	26.00
L3	N80°30'00\"	25.00
L4	N80°30'00\"	41.48
L5	N77°30'00\"	70.00
L6	N82°30'00\"	68.00
L7	N82°30'00\"	6.00
L8	N82°30'00\"	20.00
L9	N82°30'00\"	12.00
L10	N82°30'00\"	6.00
L11	N82°30'00\"	39.00

CURVE DATA

CURVE	ANGLE	DELTA	LENGTH	TANGENT
C1	300.00	1.71	7.74	3.67
C2	300.00	12.74	71.00	30.64
C3	300.00	1.50	8.24	4.00
C4	300.00	25.26	87.80	44.00
C5	372.00	0.70	3.81	1.81
C6	372.00	8.30	118.25	58.10
C7	372.00	17.40	208.04	118.00
C8	88.00	48.30	87.01	30.73
C9	88.00	12.07	25.52	7.90
C10	88.00	28.10	59.38	19.28
C11	88.00	20.40	12.40	6.28
C12	88.00	47.41	49.17	18.79
C13	88.00	8.00	9.70	4.88
C14	88.00	82.70	136.30	68.11
C15	100.00	8.70	14.80	7.41
C16	300.00	5.00	80.47	40.48
C17	300.00	2.70	42.80	21.54
C18	300.00	2.34	44.80	22.40
C19	300.00	1.10	22.00	11.28
C20	300.00	8.24	94.47	47.27
C21	300.00	37.70	87.00	30.00
C22	78.00	37.70	57.84	28.81



440/74
CITY

IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

SHEET 5 OF 9 SHEETS

TRACT NO. 31778-1

BEING A SUBDIVISION OF PARCEL B OF LOT LINE ADJUSTMENT NO. 5407
RECORDED APRIL 21, 2011 AS INSTRUMENT NO. 2011-0177261, O.R.
LYING IN FRACTIONAL SECTION 17, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS NOVEMBER, 2012



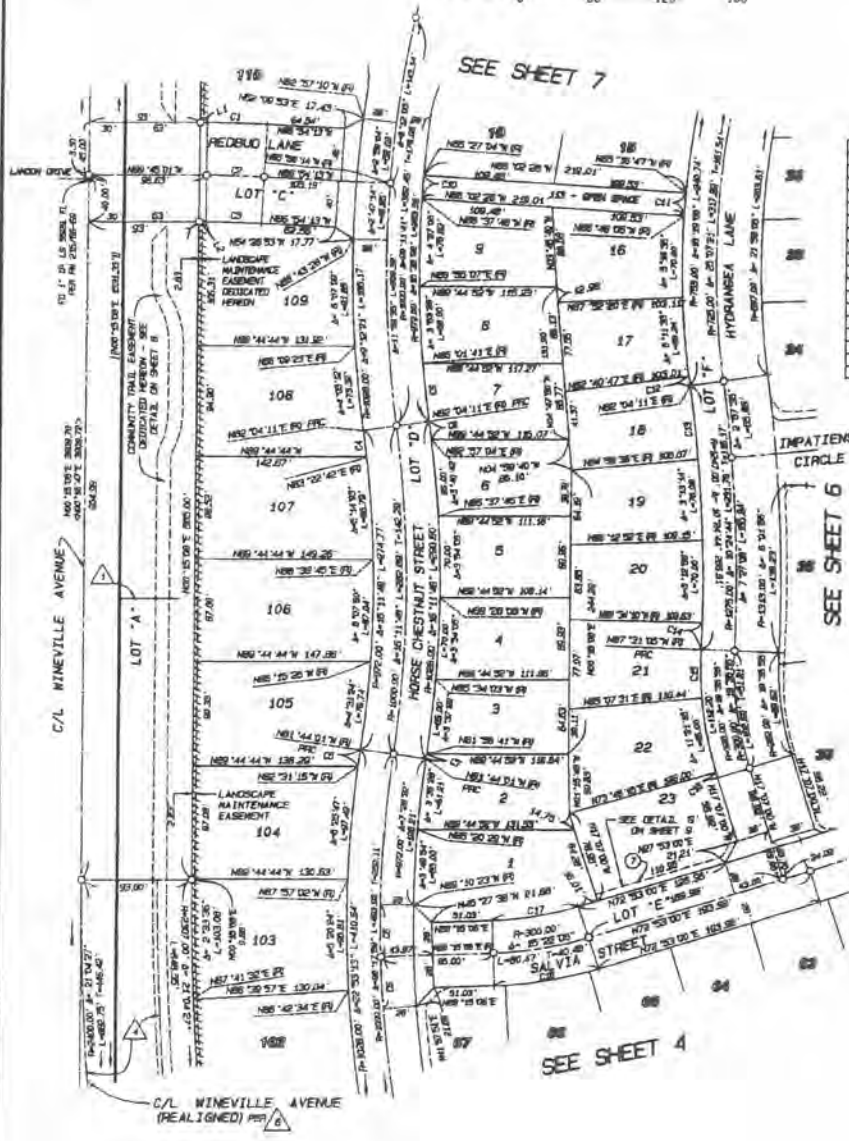
LINE DATA

LINE	BEARING	DISTANCE
L1	N89°46'01"W	5.63
L2	N89°46'01"W	5.63

SEE SHEET 7

CURVE DATA

CURVE	PIECES	DELTA	LENGTH	TANGENT
C1	1388.00	2°50'48"	51.07	25.54
C2	983.00	2°50'48"	49.84	24.48
C3	843.00	2°50'48"	46.00	23.43
C4	972.00	1°56'31"	30.20	11.80
C5	1388.00	0°42'14"	14.15	7.28
C6	1000.00	0°24'31"	44.05	22.48
C7	1000.00	0°10'46"	3.70	1.80
C8	638.00	0°58'53"	15.81	7.91
C9	872.00	2°37'30"	30.36	15.20
C10	875.00	1°10'24"	26.03	13.44
C11	753.00	1°31'38"	20.00	10.00
C12	753.00	0°58'38"	8.00	4.01
C13	1247.00	2°58'37"	63.84	31.83
C14	1047.00	1°10'03"	28.85	14.44
C15	388.00	7°02'24"	42.02	21.08
C16	388.00	0°33'33"	3.00	1.54
C17	272.00	0°28'08"	7.36	3.70
C18	305.00	0°28'08"	8.76	4.38



SEE SHEET 6

SEE SHEET 4

SEE SHEET 2 FOR SURVEYOR'S NOTES
AND EASEMENT NOTES.

CITY 440 75

IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

SHEET 6 OF 9 SHEETS

TRACT NO. 31778-1

BEING A SUBDIVISION OF PARCEL B OF LOT LINE ADJUSTMENT NO. 5407
RECORDED APRIL 21, 2011 AS INSTRUMENT NO. 2011-0177261, O.R.
LYING IN FRACTIONAL SECTION 17, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS NOVEMBER, 2012



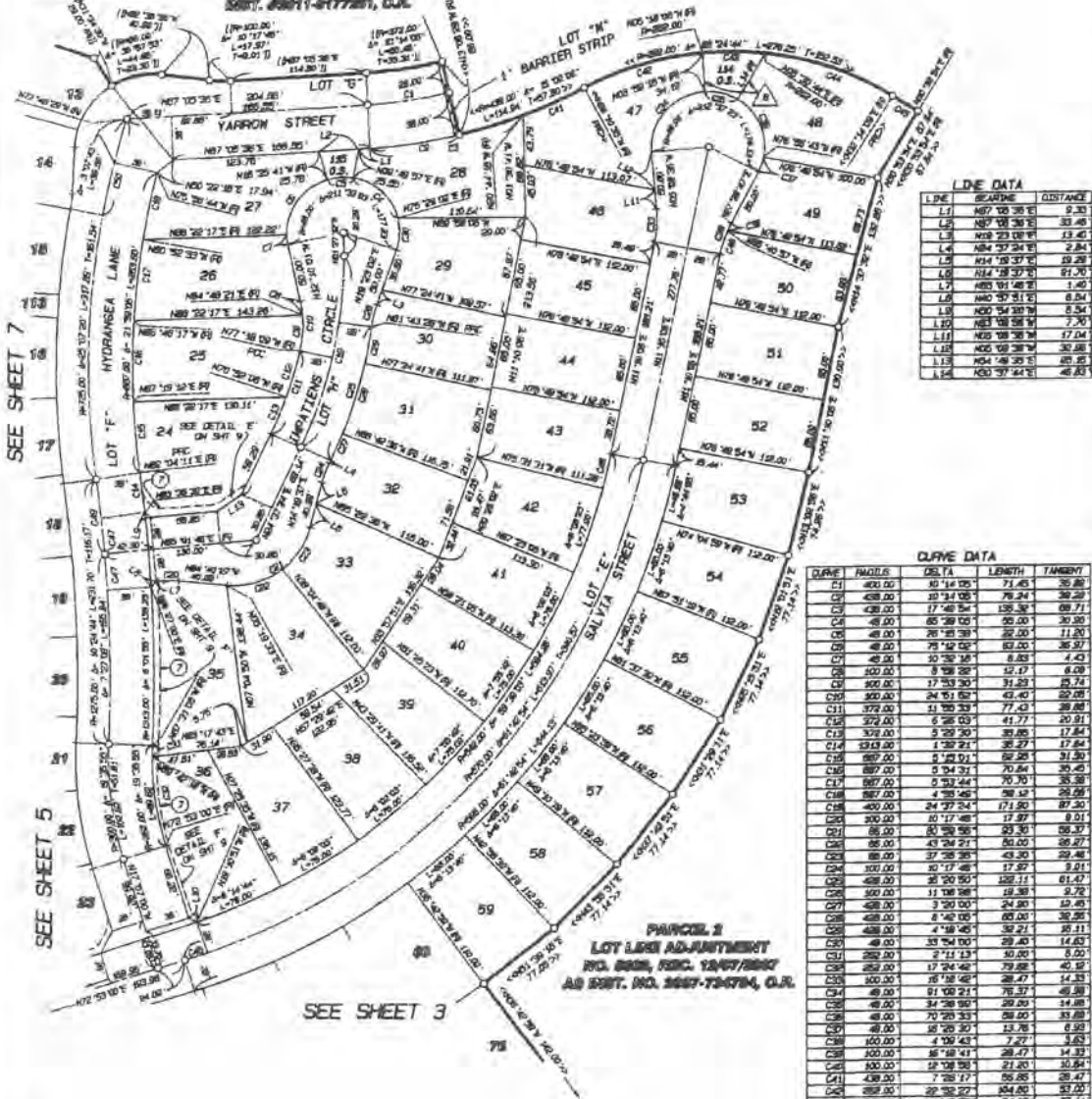
SEE SHEET 7

PARCEL A

L.A. 0687

REC. 421/8011

SUBT. 08911-017781, C.J.L.



LINE DATA

LINE	BEARING	DISTANCE
L1	N87°10'30"E	5.33
L2	N87°10'30"E	33.48
L3	N87°23'08"E	13.47
L4	N84°27'34"E	2.84
L5	S74°18'37"E	33.28
L6	S74°18'37"E	91.70
L7	N87°10'30"E	1.40
L8	N87°10'30"E	8.54
L9	N87°10'30"E	8.54
L10	N87°10'30"E	7.70
L11	N87°10'30"E	17.04
L12	N87°10'30"E	30.88
L13	N84°48'30"E	29.25
L14	N87°10'30"E	48.83

CURVE DATA

CURVE	RAIUS	DATA	LENGTH	TANGENT
C1	400.00	10°14'05"	71.45	30.88
C2	428.00	10°34'05"	76.24	32.27
C3	428.00	17°46'54"	130.38	68.71
C4	48.00	88°38'03"	60.50	32.95
C5	48.00	76°18'38"	52.00	11.20
C6	48.00	75°12'00"	63.00	36.97
C7	48.00	10°36'16"	8.83	4.43
C8	500.00	9°58'58"	12.17	6.08
C9	500.00	17°13'30"	31.23	15.74
C10	500.00	24°16'52"	43.40	22.08
C11	372.00	11°00'33"	77.43	39.88
C12	372.00	6°28'03"	41.77	20.91
C13	574.00	5°29'30"	30.88	17.54
C14	1313.00	1°32'21"	35.77	17.84
C15	887.00	5°12'11"	62.25	31.50
C16	887.00	5°14'31"	70.64	35.45
C17	887.00	5°23'44"	70.70	35.36
C18	887.00	4°53'45"	68.17	34.08
C19	400.00	24°27'54"	171.80	87.30
C20	300.00	10°17'48"	17.87	8.91
C21	86.00	20°28'56"	33.30	16.37
C22	86.00	43°24'21"	58.00	28.27
C23	86.00	37°28'38"	43.00	22.46
C24	100.00	10°17'48"	17.87	8.91
C25	408.00	20°20'50"	122.11	61.47
C26	300.00	11°18'58"	58.38	29.72
C27	408.00	3°20'00"	24.80	12.40
C28	408.00	2°49'10"	60.00	30.00
C29	408.00	4°18'45"	52.21	26.11
C30	48.00	33°24'00"	39.40	14.63
C31	282.00	2°11'13"	10.20	5.10
C32	282.00	17°24'42"	73.88	42.15
C33	300.00	16°18'02"	28.47	14.23
C34	48.00	91°00'21"	76.37	46.98
C35	48.00	34°28'00"	39.20	14.88
C36	48.00	70°25'33"	28.00	13.98
C37	48.00	25°30'30"	13.78	6.89
C38	100.00	4°10'43"	7.27	3.63
C39	100.00	16°18'41"	28.47	14.23
C40	100.00	18°10'56"	21.20	10.60
C41	408.00	7°28'17"	58.88	29.47
C42	358.00	32°18'27"	104.80	52.40
C43	282.00	11°48'58"	64.02	32.01
C44	282.00	20°43'28"	117.63	58.82
C45	918.00	1°20'25"	25.43	12.72
C46	570.00	2°13'52"	23.54	11.77
C47	1278.00	1°28'14"	31.81	15.91
C48	540.00	3°18'22"	31.28	15.64
C49	1278.00	2°17'30"	68.85	34.42
C50	780.00	25°17'21"	317.83	161.54

SEE SHEET 3

PARCEL B
LOT LINE ADJUSTMENT
NO. 5407, REC. 1247/8887
AS SUBT. NO. 08911-734784, C.J.L.

SEE SHEET 2 FOR SURVEYOR'S NOTES
AND EASEMENT NOTES.

3. THOROUGHBRED FARMS SPECIFIC PLAN NO. 376

Location: Northwest corner of Bellegrave Avenue and Wineville Avenue

Approval Date: November 15, 2015

Project Description

On November 15, 2012, the City Council approved the entitlements (Specific Plan No. 376 and Tentative Parcel Map No. 36081) to allow a master planned Business Park on 108 gross acres. The business park comprises 42.6 acres of light industrial park, 36.5 acres of Business Park, 19 acres of commercial (retail and tourists) uses, and 10 acres of new streets. Attachment A “Land Use Plan” illustrates the master plan and the areas. As part of this master plan, there are non-vehicular paths/trails. Attachment B depicts the overall community plan and Attachment C depicts the plan for this project.

EXHIBIT A. LOCATION OF THOROUGHBRED SPECIFIC PLAN NO. 376



TABLE 1. SUMMARY	
PLANNING AREAS	ACREAGE
Light Industrial: Planning Areas 1 – 4, 11, & 12	42.6
Business Park: Planning Areas 5, 9, 10, 13, & 14	36.5
Commercial – Retail: Planning Area 6	11.5
Commercial – Tourist: Planning Area 7 & 8	7.6
Major Circulation (throughout park)	10
Project Total	108.2

The master planned Business Park is implemented by the Specific Plan. The Specific Plan has design guidelines, permitted uses, development standards and other requirements that control the development.

RTRP

The following is a list of planned/approved or existing development associated with the Thoroughbred Farms Specific Plan that is in the RTRP's planned path or affected areas:

- **Within the RTRP Line Proposed Path**
 - 22.6 acres of Light Industrial property
 - 12.3 acres of Business Park property
 - Approximately 3,420 linear feet (0.6 mile) of proposed bike path on Wineville Ave. and Bellegrave Ave.
 - Regional Multi-purpose trail on the north side of Bellegrave Avenue
 - Proposed Fire Station site at the southwest corner of Landon & Wineville needed to serve the 3,000 new homes under development in the vicinity.
- **Affected Projects:** Industrial buildings north of Landon Drive (shown in Exhibits B & C)

As a part of this project, a planned regional multi-purpose trail, landscaped parkway, and meandering sidewalk will be constructed along the north side of Bellegrave Avenue. The portion of the RTRP along I-15 may affect the trail at the intersection of I-15 and Bellegrave Avenue. Additionally, the landscaped parkway along Landon Drive would be affected.

EXHIBIT B. VIEW OF INDUSTRIAL BUILDINGS NORTH OF LANDON DRIVE



EXHIBIT C. VIEW OF ONE OF THE INDUSTRIAL BUILDINGS NORTH OF LANDON DRIVE



B. Land-Use Plan

Figure III-1, Land Use Plan

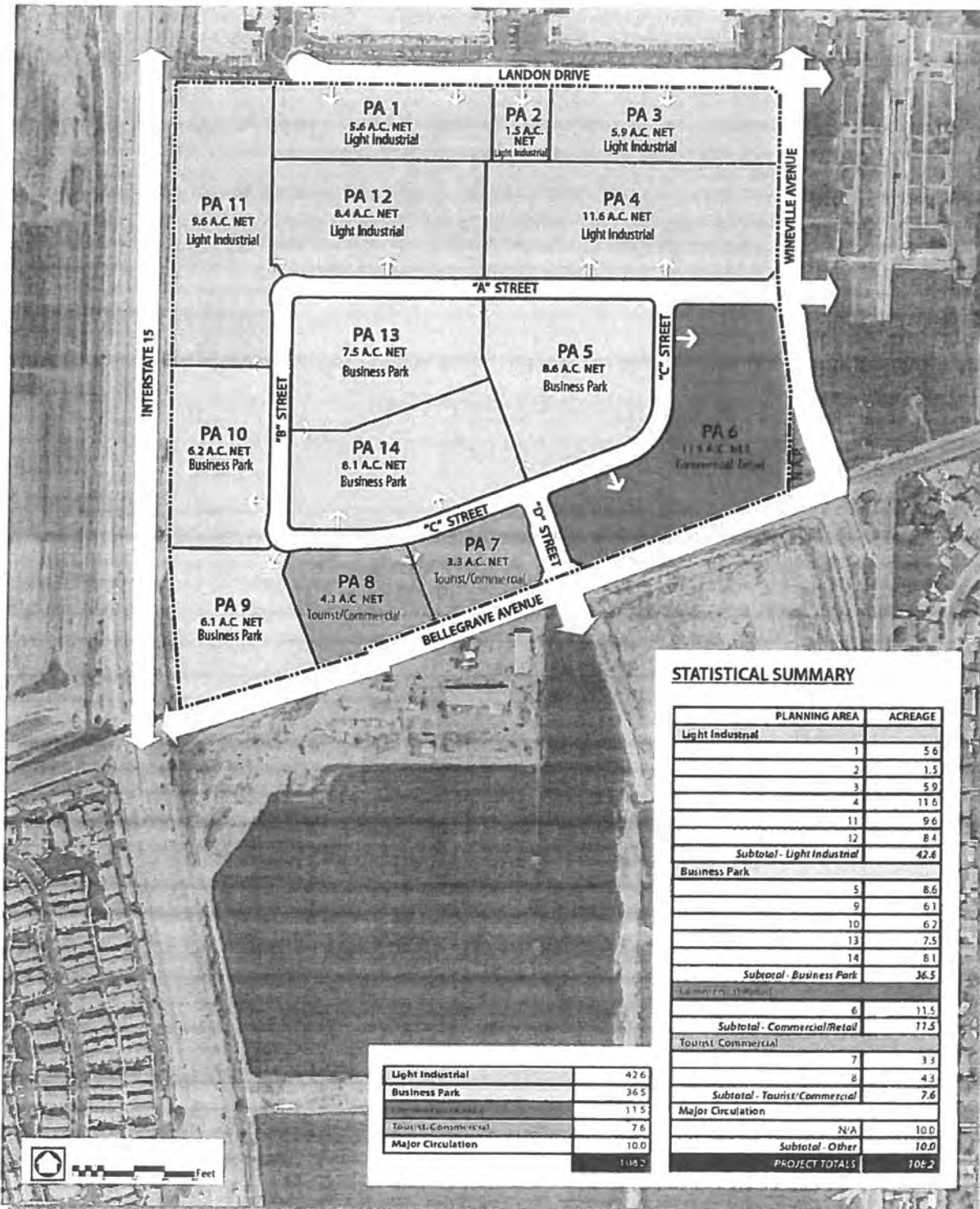
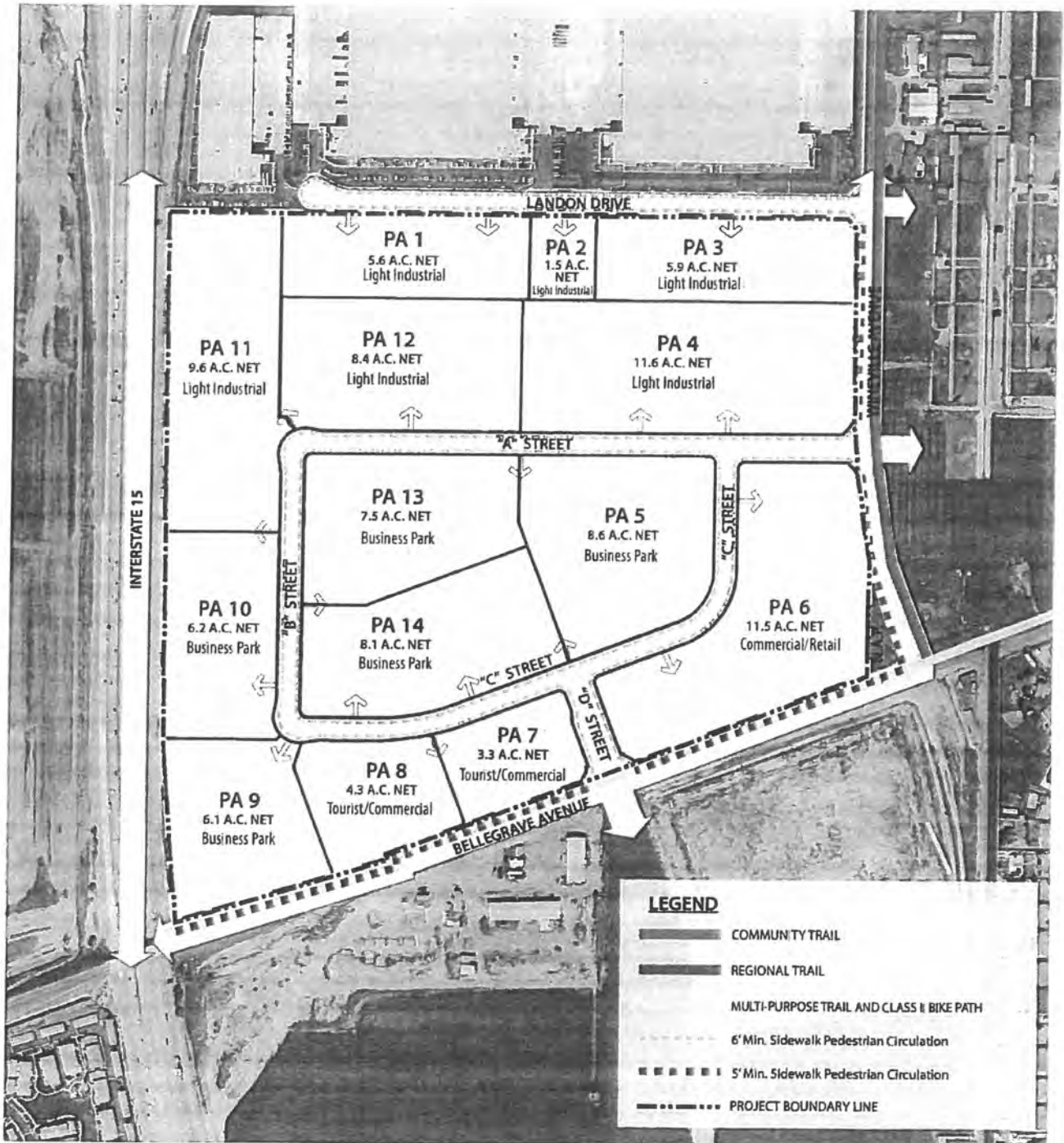


Figure III-5, Non-Vehicular Circulation Plan



4. I-15 CORRIDOR SPECIFIC PLAN NO. 266

Location: South of Bellegrave Avenue, west of Wineville Avenue, north of 68th Street, east of Hamner Avenue.

Originally approved: November 2, 1993

Amended: February 3, 1998; December 23, 2002; March 11, 2008; July 15, 2008

Project Description

On November 2, 1993, the County Board of Supervisors approved the I-15 Corridor Specific Plan for a 701.3 acre master planned community. The current Specific Plan, as a result of an amendment in 1998, now has a total area of 747.5 acres. The master planned community provides for a total of 1,348 single-family units, 1,352 multi-family units, 211.2 acres of commercial, 32.5 acres of industrial park, and 42.7 acres of public facilities such as schools and public parks. Multi-purpose trails and bike paths are a part of the master planned community as well.

The master planned community (approximately 60% in Eastvale and 40% in Jurupa Valley) is fully entitled and development is nearly complete. The Vernola Marketplace Apartments (397-unit multi-family apartments on 17.4 acres) was approved by the City Council in March of 2015, and development is stalled by litigation filed by SCE and RPU.

The 200 acres in Planning Areas 10 through 13, 15, 20 and 21 on the east side of the I-15 and north of Limonite Avenue are entitled for approximately 500 residential units (single-family and multi-family), commercial, and industrial uses. Studies are now under way for the design and development of these planning areas

EXHIBIT B. PERSPECTIVE VIEW OF I-15 SPECIFIC PLAN AND RTRP'S PATH



RTRP

The following is a list of planned/approved or existing development associated with the I-15 Corridor Specific Plan that is in the RTRP's planned path or affected areas:

- **Within the RTRP Line Proposed Path**
 - Planning Areas 10, 12, 13, and 20 north of Limonite
 - Vernola Marketplace Shopping Center
 - Vernola Marketplace Apartments*
- **Affected Projects**
 - Vernola Park
 - Harvest Villages residential neighborhood
 - Township residential neighborhood and public park on the east side of Pats Ranch Road south of Limonite

*The specific impacts on the approved Vernola Marketplace Apartments are discussed in a separate section under "Vernola Marketplace Apartments."

The RTRP route will be located within and in close proximity to both entitled and existing residential neighborhoods in the area of the Specific Plan in the I-15 corridor.

As part of the Specific Plan, there is a planned bike trail loop system and interconnect with Bellegrave Avenue, Hamner Avenue, and Wineville Avenue. The planned trail along the south side of Bellegrave Avenue will be impacted by RTRP.

5. VERNOLA MARKETPLACE SHOPPING CENTER

Location: Southwest corner of Limonite and Pat's Ranch

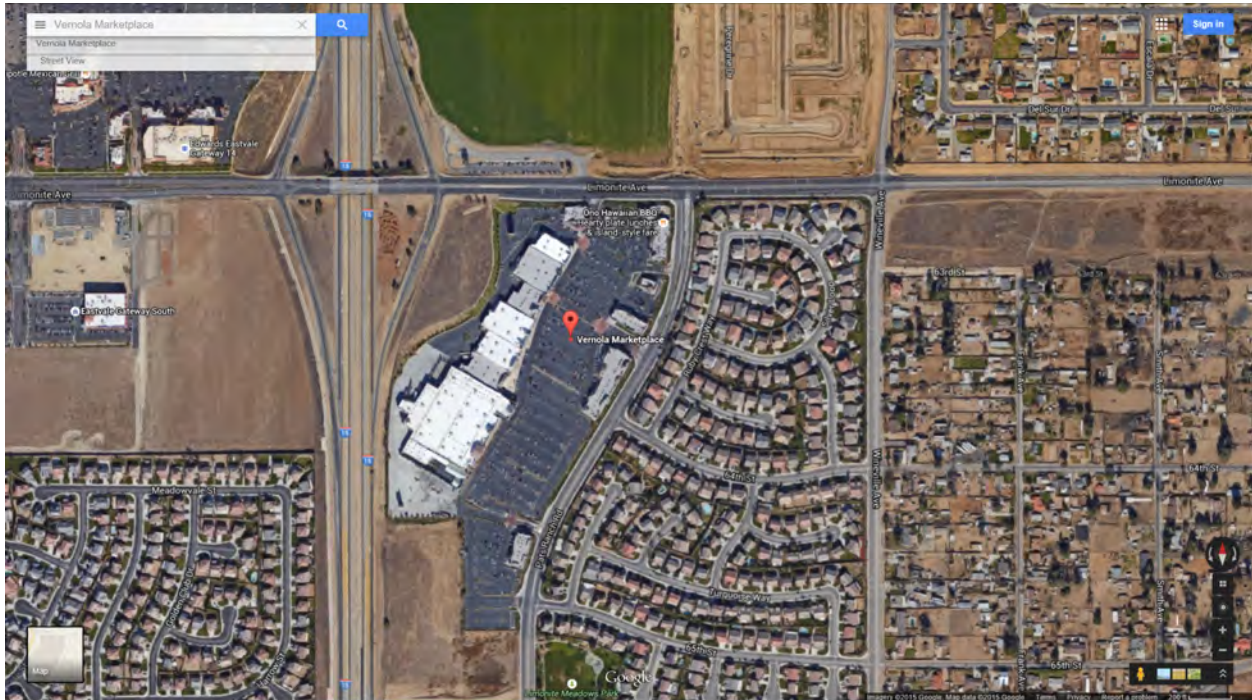
Approval Date: January 10, 2006

Project Description

On January 10, 2006, the County approved, PP19631, to allow the construction of a 397,797 square-foot shopping center within the I-15 Corridor Specific Plan No. 266. The shopping center is located within commercially designated Planning Areas 6, 7 and 9 of the Specific Plan.

The proposed RTRP will impact the westerly portion of the shopping center. The westerly portion is the rear of the shopping center that includes fenced outdoor storage area, loading zones (spaces), parking area, and circulation. The main users of the rear area are the tenants. Delivery trucks drive to the rear to load and unload merchandise or other store-related supply. Waste management trucks drive to the rear to pick-up waste from the trash enclosures. An approved freeway free-standing sign for the shopping center will be impacted by RTRP as well. A few parking areas (most likely used by employees) are located in the rear. It is also important for emergency vehicles to circulate around the entire shopping center including the rear of the shopping area. Sufficient area/space is required for an emergency vehicle to stabilize the emergency vehicle during fire suppression. In conclusion, the rear area that would be impacted will affect the general operation and emergency plan or procedure of the shopping center.

EXHIBIT A. LOCATION OF VERNOLA MARKETPLACE (SHOPPING CENTER) (SOURCE: GOOGLE MAPS)



RTRP

The following are a list of planned/approved or existing development associated with the Vernola Marketplace Shopping Center that is in the RTRP's planned path or affected areas:

- **Within the RTRP Line Proposed Path**
 - Circulation for delivery trucks, maintenance vehicles, emergency vehicles, and waste management vehicles

- Loading zones or spaces (see Exhibit B and C)
- Trash Enclosures (see Exhibit C)
- Parking Areas (see Exhibit D)
- Outdoor storage (see Exhibit B)
- Free-standing signs (see Exhibit D)

EXHIBIT B. LOWE'S OUTDOOR, FENCED STORAGE AREA AND LOADING SPACES



EXHIBIT C. MICHAELS' LOADING SPACES AND TRASH ENCLOSURE



EXHIBIT D. VERNOLA MARKETPLACE'S FREEWAY SIGN & PARKING AREA



6. VERNOLA MARKETPLACE APARTMENTS

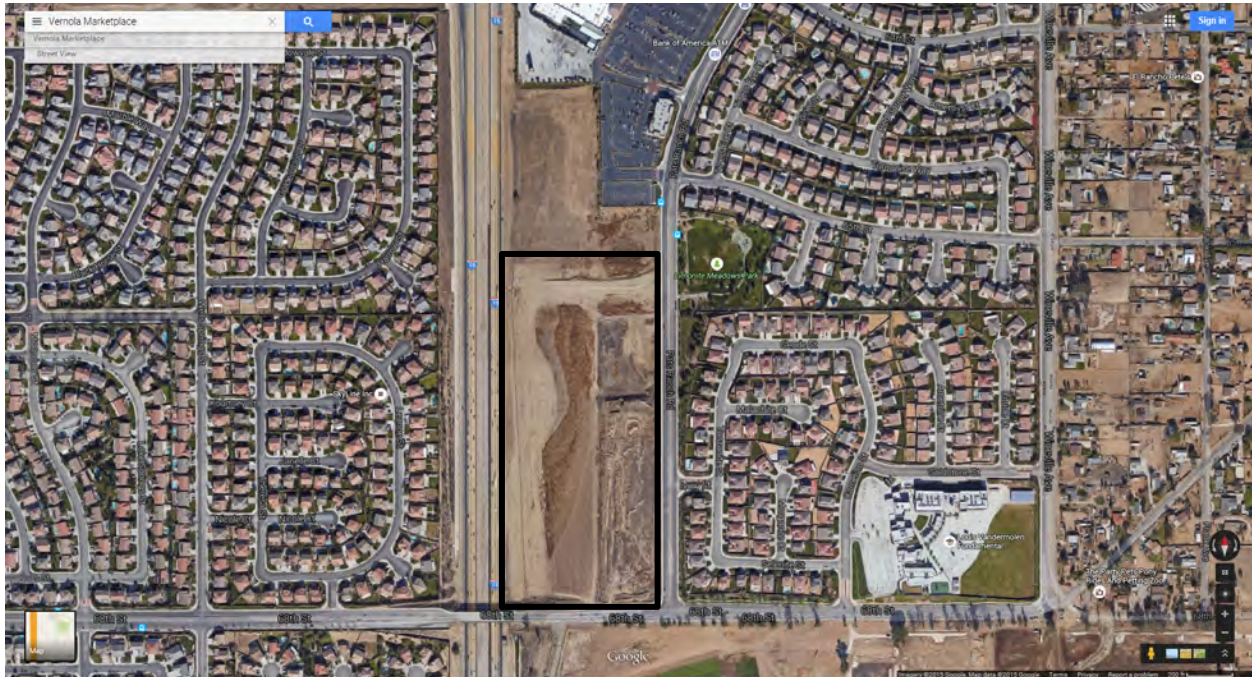
Location: Northwest corner of 68th Street and Pat's Ranch Road.

Approval Date: March 19, 2015

Project Description

On March 19, 2015, the City Council approved the entitlements, GPA1404, CZ1404, SP1401, and SDP31416 (collectively known as "MA1485"), for a 397-unit multi-family apartments on 17.4 acres. The approved site plan is attached. The owner is unable to proceed with the construction due to the litigation filed by SCE and RPU.

EXHIBIT A. LOCATION OF "VERNOLA GATEWAY APARTMENTS"



RTRP

The following are a list of planned/approved or existing development associated with the Vernola Marketplace Apartment project that is in the RTRP's planned path or affected areas:

- **Within the RTRP Line Proposed Path**
 - 397 apartments (see Exhibits B and F, & Attachment)
- **Affected Projects**
 - 25 existing homes on 68th Street between I-15 and Lucretia Avenue (see Exhibit C and E)
 - 1 elementary school, Louis Vandermolen Fundamental Elementary School, on 6744 Carnelian Street (see Exhibit D and E)

EXHIBIT B. PERSPECTIVE VIEW OF “VERNOLA GATEWAY APARTMENTS” and RTRP’s PATH

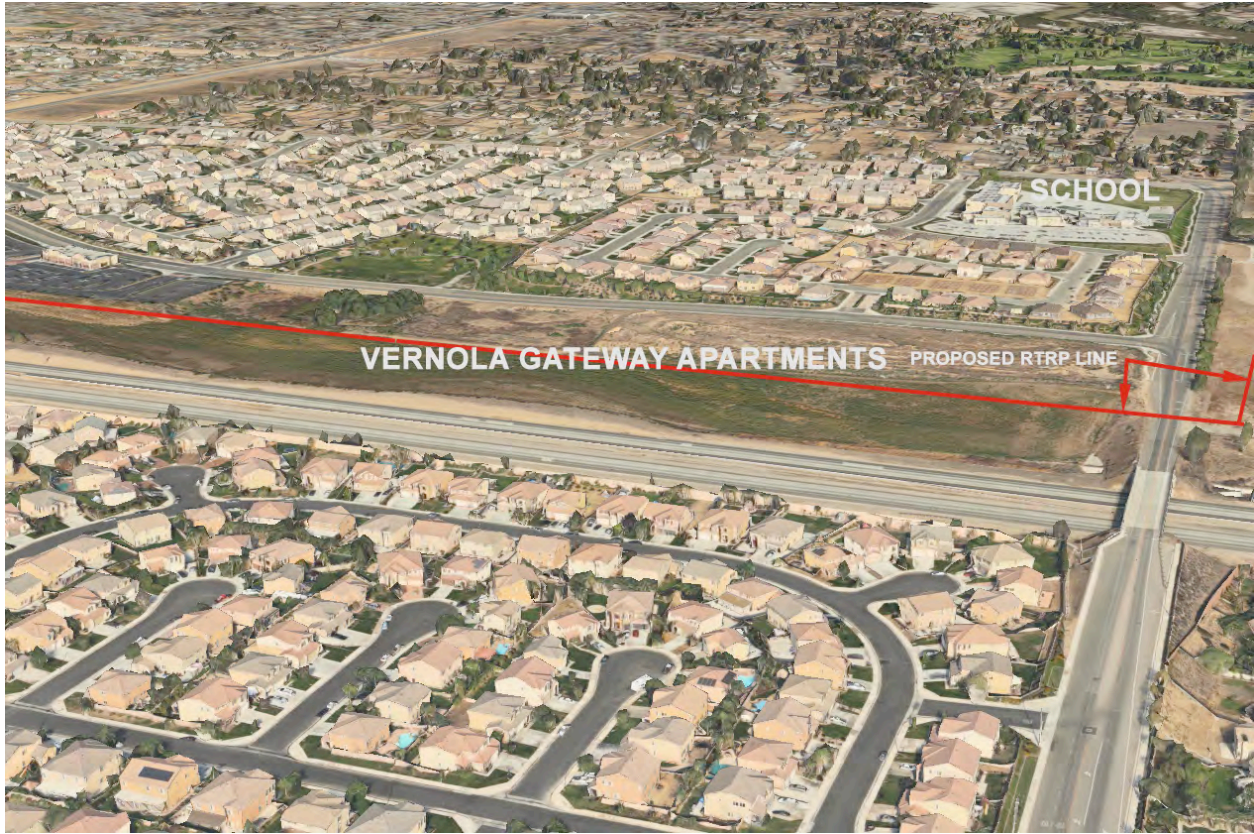


EXHIBIT C. EXISTING SINGLE-FAMILY HOMES ON 68TH STREET



EXHIBIT D. EXISTING ELEMENTARY SCHOOL ON 68TH STREET

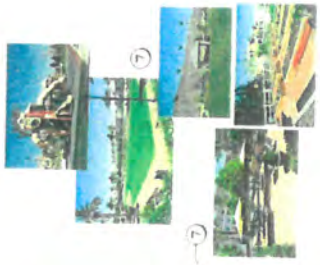


EXHIBIT E. VIEW OF RIVERBEND (LEFT), EXISTING HOMES, AND ADA RAMP FOR SCHOOL



EXHIBIT F. RTRP LINE IMPACT ON VERNOLA GATEWAY APARTMENTS





7. LENNAR / RIVERBEND

Location: Northwest corner of 68th Street and Pat's Ranch Road

Approval Date: October 17, 2013

Project Description

On October 17, 2013, the City Council approved the entitlements to allow 466 single-family homes, 10.6-acre park, several pocket parks, and new streets on 211 acres of land. The project also includes multi-purpose trails that would increase trail connectivity between the City's trails and regional trail network. The following attachment is the approved tentative map.

EXHIBIT A. LOCATION OF RIVERBEND (SOURCE: GOOGLE MAPS)



EXHIBIT B. PERSPECTIVE VIEW OF PROJECT AND RTRP's PATH



Exhibit C. Tentative Tract Map with RTRP



RTRP

The following is a list of planned/approved or existing development associated with the Riverbend project that is in the RTRP's planned path or affected areas:

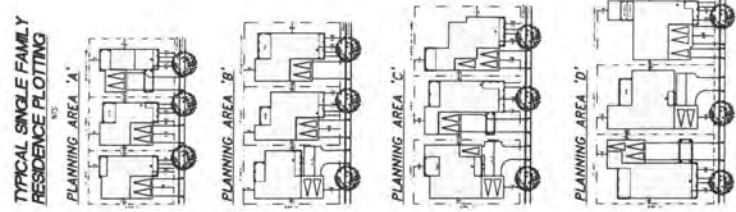
- **Within the RTRP Line Proposed Path**
 - Approximately 101 single-family homes
 - Regional trail along 68th Street, "B" Street, and "CC" Street
 - Internal streets and access points
- **Affected Areas (see Exhibits D & E)**
 - 25 existing homes on 68th Street between I-15 and Lucretia Avenue
 - 1 elementary school, Louis Vandermolten Fundamental Elementary School, on 6744 Carnelian Street

EXHIBIT D. EXISTING ELEMENTARY SCHOOL ON 68TH STREET



EXHIBIT E. VIEW OF RIVERBEND (LEFT), EXISTING HOMES, AND ADA RAMP FOR SCHOOL





APPLICANT / DEVELOPER
 CV COMMUNITIES, L.L.C.
 7000 BURNING WOODS DRIVE, SUITE 200
 RIVERSIDE, CA 92504
 CONTACT: ANDREW WHITE

OWNER
 TER MATTHEW FAMILY PARTNERSHIP
 1000 W. MAIN STREET, SUITE 200
 RIVERSIDE, CA 92504
 CONTACT: ANDREW WHITE

LOT SUMMARY

PLANNING AREA	NUMBER OF LOTS	TOTAL LOT AREA (S.F.)	AVG. LOT AREA (S.F.)
P.A. A (LOTS 1-114)	114	1,020,000 S.F.	8,947 S.F.
P.A. B (LOTS 115-255)	141	1,000,000 S.F.	7,092 S.F.
P.A. C (LOTS 256-365)	110	8,100,000 S.F.	73,636 S.F.
P.A. D (LOTS 366-464)	99	2,400,000 S.F.	24,242 S.F.

NET DEVELOPABLE AREA: 11,120,000 S.F.
NUMBER OF RESIDENTIAL UNITS: 444
NET DENSITY: 2.38 UNITS/AC



GRAPHIC SCALE
 1" = 100' - 0"

DATE	BY	REVISIONS

PREPARED FOR: CV Communities

PREPARED BY: MDS

DATE: 10/20/2011

PROJECT: RIVERBEND SITE PLAN

SCALE: AS SHOWN

RIVERBEND

SITE PLAN

TENTATIVE TRACT NO. 36391

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 1 OF 1

8. GOOSE CREEK GOLF CLUB

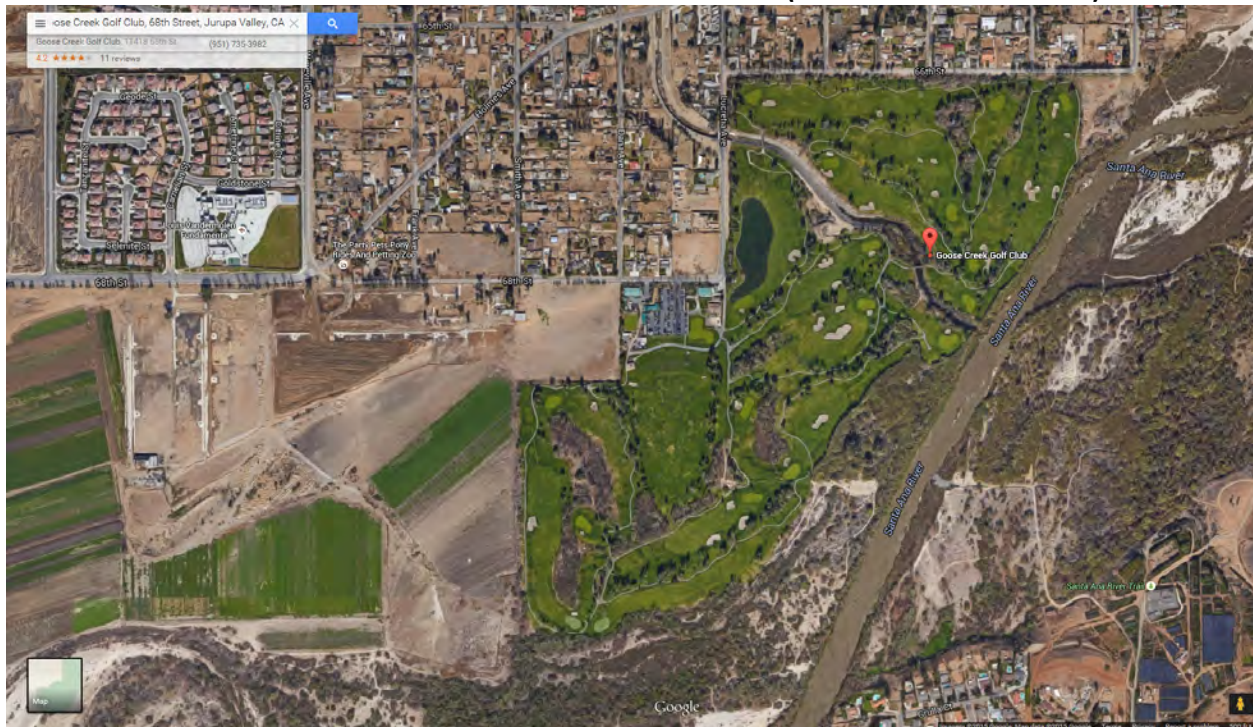
Location: 11418 68th Street

Approval Date: 2009

Project Description

The County of Riverside's Planning Commission approved the entitlement, PP15352, for the golf course in 2009. Goose Creek Golf Club is a premiere golf course within the City. Exhibit A indicates the location of Goose Creek Golf Club. It is surrounded by residential to the north and west. Riverbend, approved residential tract, will be located to the west of the golf course. The Santa Ana River is located to the east and south of the project.

EXHIBIT A. LOCATION OF GOOSE CREEK GOLF CLUB (SOURCE: GOOGLE MAPS)



RTRP

The following is a list of planned/approved or existing development associated with the Goose Creek Golf Club project that is in the RTRP's planned path or affected areas:

- **Within the RTRP Line Proposed Path**
 - Southwest portion of the golf course
- **Affected Projects**
 - 25 existing homes on 68th Street between I-15 and Lucretia Avenue
 - 1 elementary school, Louis Vandermolten Fundamental Elementary School, on 6744 Carnelian Street



Jurupa Area Plan

Environmental Justice Element

ADOPTED NOVEMBER 6, 2014



Prepared by:

Civic Solutions, Inc.

CONTENTS

CHAPTER 1: INTRODUCTION	3
CHAPTER 2: BACKGROUND	5
CHAPTER 3: SETTING	9
CHAPTER 4: OBJECTIVES AND POLICIES	15



Ensuring a community that is a healthy place for all residents is the goal of the Environmental Justice Element.

1

INTRODUCTION

Environmental justice is a concept that seeks to minimize and equalize the effect of environmental hazards among all people regardless of race, ethnicity or income level. In Jurupa Valley, the issue of Environmental Justice has gained momentum partly as the result of litigation challenging the approval of industrial development by the County of Riverside prior to the City’s incorporation near a low-income residential neighborhood. This Element seeks to address environmental justice through a set of comprehensive objectives and policies aimed at increasing the influence of target populations in the public decision-making process and reducing their exposure to environmental hazards. The Element will be used by the Jurupa Valley City Council and Planning Commission, other boards, commissions and agencies, developers and the general public in planning for the physical development of the City.

GOAL: An open and transparent public process that improves the quality of life relative to a cleaner and healthier environment.



Jurupa Valley’s setting and location provide both challenges and opportunities as the community strives to ensure environmental justice for its residents.

2

BACKGROUND

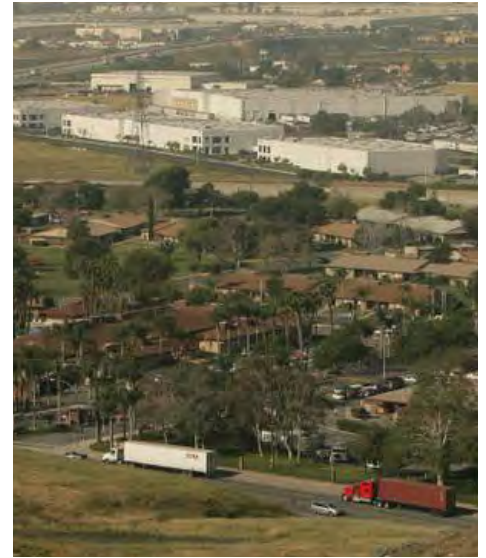
Environmental Justice Defined

The California Government Code (Section 65040.12) defines Environmental Justice as: “The fair treatment and meaningful participation of people of all races, culture and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.” Environmental justice policies and laws have been established to ensure that all people, regardless of race, color, national origin or income, have equal protection from environmental hazards where they live, work and play. Furthermore, all people should have the equal ability to participate in, and influence, the decision-making process regarding environmental regulations.

CCA EJ and the Mira Loma Settlement

The Center for Community Action and Environmental Justice (CCA EJ) is an environmental health and justice organization that has been working in the San Bernardino-Riverside County region for over three decades. CCA EJ focuses on land use, air quality and respiratory health in the low-income communities of color in the City of Jurupa Valley and the Westside area of San Bernardino. In 2011, the CCA EJ filed a lawsuit against the County of Riverside, the City of Jurupa Valley and others challenging approval of the 1.1 million square foot Mira Loma Industrial/Warehouse Project. The lawsuit contended that the project violated the California Environmental Quality Act (CEQA) by failing to mitigate its environmental effects on Mira Loma Village, a single-family residential neighborhood (see Chapter 3).

A settlement was reached and the City and project applicant agreed to implement a variety of mitigation measures including the institution of an air quality monitoring program, the installation of air filtration systems in nearby homes, and conducting hearings to consider adoption of a restricted truck route. In addition, the settlement called for the preparation and consideration of an Environmental Justice Element of the General Plan. By creating a standalone element that addresses environmental justice, the City will establish policies to promote a healthier community for all.



The Environmental Justice Element includes policies that promote environmental equity.

County of Riverside General Plan / Jurupa Area Plan

The Environmental Justice Element is a component of the County of Riverside General Plan and Jurupa Area Plan. As outlined in the California General Plan Guidelines, environmental justice is a subject that should be addressed in the General Plan either through integration into the seven mandatory elements of the plan, or as an optional element. The City has elected to emphasize the importance of ensuring environmental equity for disadvantaged persons in Jurupa Valley through adoption of a separate Environmental Justice Element. As provided by California General Plan law, the Element has the same weight as the mandatory elements of the general plan and is internally consistent with the other elements.

In addition to the Environmental Justice Element, other elements of the General Plan and Jurupa Area Plan address environmental justice. Table EJ-1 on page 5 outlines the environmental justice policies areas addressed in the documents. All applicable policies should be used when evaluating new development.

2

BACKGROUND

TABLE EJ-1 Other Policies Addressing Environmental Justice

	Element/ Chapter	Policy Areas	Policy Nos.	
General Plan	Land Use	Land use pattern/compatibility/buffers	LU2.1, LU3.2, LU10.2, LU15.1, LU24.6, LU26.2	
		Adequate services/community centers	LU1.6, LU3.1, LU5.1, LU5.2, LU6.2, LU10.3, LU24.8, LU25.4, LU26.5, LU28.4	
		Diverse/accessible employment	LU7.10, LU7.12, LU10.1, LU12.3	
		Multi-modal transportation	LU2.1, LU4.1, LU10.4, LU12.1, LU12.4, LU13.2, LU24.5, LU26.5, LU28.5, LU28.9	
		Hazards/noise/odor/vibration/lighting	LU4.1, LU6.4, LU26.6, LU27.3	
		Accessible parks and recreational facilities	LU8.3, LU21.1, LU21.2, LU21.3, LU24.5	
		Truck traffic	LU26.2	
		Adequate/affordable housing	LU24.4	
		Energy efficiency	LU4.1, LU16.1, LU16.2	
		Meaningful public outreach	LU35.4	
	Circulation	Land use pattern/compatibility/buffers	C3.11	
		Multi-modal transportation	C1.2, C1.3, C1.7, C4.1-10, C9.3, C10.1, C11.1-7, C12.1-6, C15.1-5, C16.1-7, C17.1-4	
		Hazards/noise/odor/vibration/lighting	C3.27, C3.28, C3.29, C9.4, C20.6, C20.12	
		Truck traffic	C3.8, C3.9, C6.7, C23.9, C23.10	
	Multipurpose Open Space	Land use pattern/compatibility/buffers	OS14.4	
		Hazards/noise/odor/vibration/lighting	OS3.3, OS4.7	
		Accessible parks and recreational facilities	OS20.3-6	
		Energy efficiency	OS10.1, OS11.2, OS11.3, OS12.1, OS13.1, OS15.2, OS16.1-10	
	Safety	Meaningful public outreach	OS19.1-5	
		Hazards/noise/odor/vibration/lighting	S1.1, S1.3, S6.1, S7.3, S7.7	
	Noise	Meaningful public outreach	S7.2, S.7.19, S7.23	
		Hazards/noise/odor/vibration/lighting	N1.1-8, N2.1-3, N3.2-7, N4.1-8, N5.1-2, N6.1-4, N8.1-7, N9.1-4, N10.1-5, N11.1-2, N13.1-9, N14.1-3, N15.1-3	
	Housing	Meaningful public outreach	N18.1, N18.4, N18.5	
		Adequate/affordable housing	H1.1-7, H2.1-4, H3.1-5	
		Energy efficiency	H5.1	
	Air Quality	Meaningful public outreach	H3.2	
		Land use pattern/compatibility/buffers	AQ2.2, AQ2.3	
		Adequate services/community centers	AQ8.1, AQ8.5, AQ8.7	
		Diverse, accessible employment	AQ8.2, AQ8.3, AQ8.6	
		Multi-modal transportation	AQ8.4, AQ8.9	
		Hazards/noise/odor/vibration/lighting	AQ1.1-10, AQ2.1-4, AQ3.1-4, AQ4.1-9, AQ15.1, AQ16.1, AQ16.2, AQ16.4, AQ17.1-11	
		Truck traffic	AQ16.3, AQ17.7, AQ17.8	
		Energy efficiency	AQ4.2, AQ4.4, AQ5.2, AQ5.4	
	Meaningful public outreach	AQ1.11, AQ6.2		
	Jurupa Area Plan	Policy Areas	Land use pattern/compatibility/buffers	JURAP1.1, JURAP1.2, JURAP3.4, JURAP4.1, JURAP5.6
			Multi-modal transportation	JURAP3.1, JURAP7.7, JURAP7.8, JURAP7.9
			Truck traffic	JURAP2.1
Adequate/affordable housing			JURAP6.2	
Land Use		Adequate services/community centers	JURAP11.1, JURAP11.2	
Circulation		Multi-modal transportation	JURAP13.3, JURAP14.1, JURAP14.2, JURAP15.1	
Multipurpose Open Space		Multi-modal transportation	JURAP16.5	
Hazards		Hazards/noise/odor/vibration/lighting	JURAP17.1, JURAP19.1, JURAP20.1	

3

SETTING

Land Use and Transportation

The arrangement of land use and transportation can affect the healthfulness of an area because it affects exposure to environmental hazards, accessibility to daily needs and the ability to be physically active. Existing land uses in Jurupa Valley include residential, commercial, industrial, agricultural and open space uses. The City includes nine distinct communities ranging from the community of Rubidoux, the largest and most densely developed area with a variety of land uses, to Mira Loma which has predominately industrial development north of Bellegrave Avenue and large lot semi-rural residential development south of Bellegrave Avenue. In general, historic land use patterns led to the development of well-balanced communities with a separation of incompatible uses. However, some environmental justice issues have also been created, such as the proximity of residential development to freeways and industrial uses as outlined below.

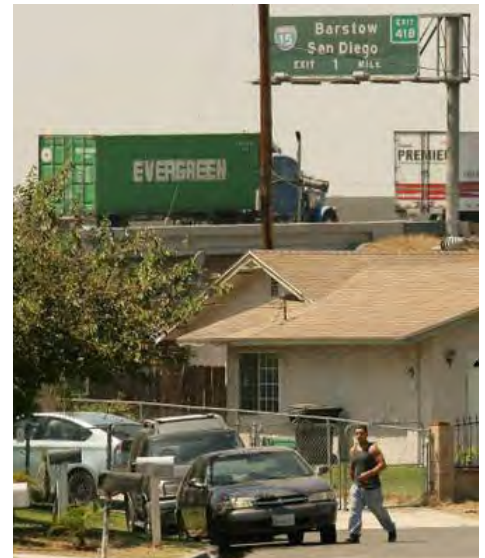
The Jurupa Area Plan outlines the land use plan for the City. The plan includes 30 land use designations and 5 overlays and was developed based on sound planning practices such as preserving rural and equestrian uses and open space, concentrating employment uses along major transportation corridors and the creation of Village Centers. The Jurupa Valley Zoning Map and Ordinance contain detailed development regulations to implement the policies of the land use plan.

The City’s circulation system, its network of highways, streets, trails and sidewalks, also influences the environmental health of an area. Inadequate circulation can make it difficult for residents to access daily needs that influence their health, such as grocery stores and healthcare facilities. Likewise, the lack of transportation choices, and reliance on the automobile, means that alternative modes of transportation are harder to use which can contribute to the lack of physical activity.

Environmental Justice Communities

As outlined by CalEnviroScreen¹, environmental justice communities are those areas of the City “that have higher pollution burdens and vulnerabilities than other areas, and therefore are most in need of assistance.” Environmental justice communities can be defined both by characteristics of the population and the pollution burden they bear. Characteristics of the population include the number of people most vulnerable to pollution, i.e. “sensitive receptors” (children, pregnant women, the sick and the elderly), and their socioeconomic status, such as poverty level and unemployment status. Social factors that may also contribute to increased environmental vulnerabilities include a lack of access to fresh food, lack of park and recreation opportunities, as well as an overabundance of liquor stores and fast food facilities.

¹State of California, Office of Environmental Health Hazard Assessment (OEHHA), Draft California Community Environmental Health Screening Tool 2.0 (CalEnviroScreen 2.0), April, 2014.



The proximity of major air pollution sources such as Interstate 15 poses health risks to many Jurupa Valley residents.

Pollution burden is measured by the presence of direct environmental threats (i.e. proximity to a toxic cleanup site) as well as to exposure to other toxics such as air and water pollution. A number of resources are available to help identify environmental justice communities, such as CalEnviroScreen and the Environmental Justice Screening Model (EJSM). Using multiple environmental ‘indicators’ they scientifically determine what areas of the City face disproportionate environmental burdens. The City Planning Department maintains a current map of environmental justice communities in Jurupa Valley. By identifying these areas, the City can work to mitigate existing adverse conditions and ensure that new development does not unduly impact vulnerable populations.

Demographics

In 2013, Jurupa Valley had a total population of 97,246. The City is a majority-minority area meaning that Non-Hispanic Whites make up less than 50% of the population. Sixty-six percent of its residents are Hispanic or Latino, 4% are African American, 3% are Asian, and 2% are American Indian/Alaska Native, Hawaiian and Pacific Islander, two or more races or some other race (see Table EJ-2).

There are 26,702 total housing units in the City (2013) with the majority (77%) being single family homes. The average number of persons per household is 3.86 and most working residents are employed in the transportation and warehousing, retail trade, manufacturing, education or construction industries. Jurupa Valley residents have a lower per capita and household income than the County of Riverside and the State of California, as shown in Table EJ-3. Approximately 16.1% of residents lived below the poverty level in 2008-2012.

TABLE EJ-2 Jurupa Valley Racial & Ethnic Population - 2013 ¹

	Number	Percent
White	24,700	25.4%
African American	3,890	4.0%
Asian	2,723	2.8%
American Indian/Alaska Native	194	0.2%
Hawaiian and Pacific Islander	97	0.1%
Some Other Races	194	0.2%
Two or More Races	1,264	1.3%
Hispanic (can be of any race)	62,182	66.0%
TOTAL:	97,246	100%

¹Decennial Census, US Census Bureau

3

SETTING

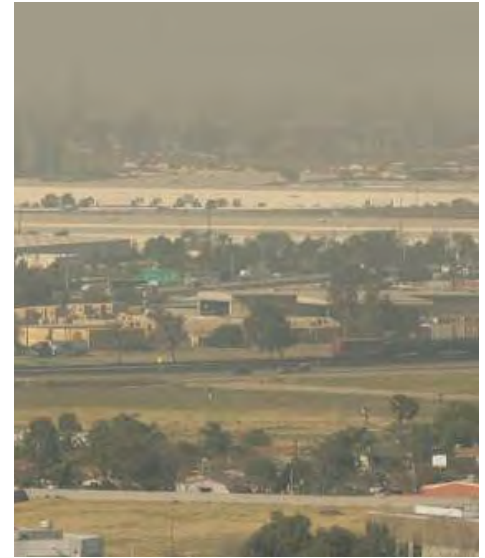
TABLE EJ-3 Jurupa Valley Income and Poverty Level Comparison ²

	City of Jurupa Valley	County of Riverside	State of California
Per capita money income in past 12 months (2012 dollars), 2008-2012	\$17,853	\$23,863	\$29,551
Median household income, 2008-2012	\$55,516	\$57,096	\$61,400
Persons below poverty level, 2008-2012	16.1%	15.6%	15.3%

²US Census Bureau QuickFacts, January 2014

Air Quality

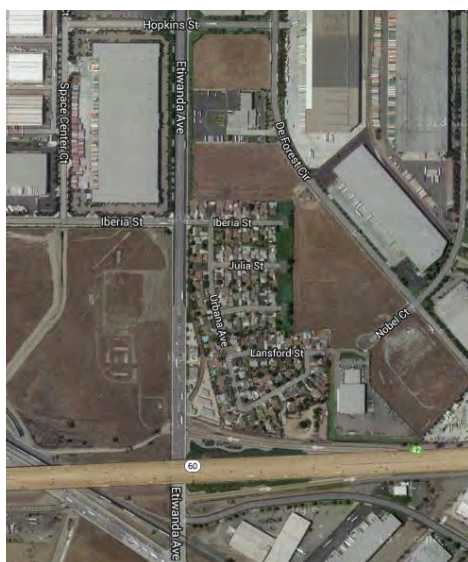
The Inland Empire, including the City of Jurupa Valley, has some of the worst air pollution in the State, primarily due to land use patterns, weather systems and topography. Prior to the 1970s, the area was a major agricultural center. Agricultural uses declined over time as land was converted to residential, industrial and commercial development. The concentration of many highways and railroads has made the Inland Empire a major shipping hub and many manufacturing companies have located their distribution facilities in the area. Trucks and rail lines accessing these facilities generate increased levels of diesel emissions. In addition, the prevailing wind pattern of sea breezes from throughout Southern California blowing east brings emissions from cars, trucks, ports, construction equipment, power plants and refineries which are blocked by the San Bernardino Mountains and tend to concentrate over the Inland Empire. This issue is further compounded as the pollution mixes with oxygen in the presence of sunlight to form ozone.



The Inland Empire's topography, concentration of industrial and distribution facilities, and transportation networks often contribute to poor air quality.

Discriminating State Tax Allocation Policies

The City of Jurupa Valley was incorporated in 2011 after a group of unincorporated communities came together to form a City in order to assert their right to govern themselves and preserve their lifestyle. They sought meaningful opportunities to participate in the governmental actions that would mitigate land use impacts in this predominately low-income, minority area. However, at the same time the City was incorporating, the State was modifying the tax allocation formulas to divert motor vehicle license fees away from cities. This had a disproportional impact on new cities like Jurupa Valley which relied more heavily on motor vehicle license fees than established cities with other sources of revenue. Faced with an anticipated budgetary shortfall, the City has begun the disincorporation process while still working with State legislators to restore needed funding. The diversion of funding is therefore denying this low-income minority community what other cities take for granted - the right to govern themselves, take control of land use decisions and implement the principles of environmental justice.



The Mira Loma Village neighborhood is surrounded by industrial land.

Environmental Justice Issue Areas

The manner in which the City of Jurupa Valley has developed over time presents some key environmental justice issues, as outlined below.

New Residential Development Adjacent to Freeways

Two major freeways run through or border the City of Jurupa Valley. The I-15 freeway is adjacent to about 200 acres between 68th Street and Bellegrave Avenue that are zoned for residential use. Other residentially-zoned vacant land exists adjacent to the CA-60 freeway, including the 200-acre Emerald Meadow site in Rubidoux. Motor vehicle emissions along freeways and other high traffic roads generate carbon monoxide, nitrogen oxides, particulate matter and hydrocarbons that react in sunlight to form ozone. According to the California Air Resources Board (ARB), living close to freeways and other high traffic roads can increase the incidence of respiratory diseases and other adverse health effects. In addition, the 2002 USC Children's Health Study found that Mira Loma children had the weakest lung capacity and the slowest lung growth of all children studied in Southern California due to diesel exhaust. This element provides policies to reduce the exposure of residents to traffic-related pollution.

Mira Loma Village

Mira Loma Village is a 101-unit single family residential neighborhood located on the east side of Etiwanda Avenue, near the junction of Highway 60 and Interstate 15 and a rail line. As outlined above, the area was the subject of a legal settlement associated with new industrial facilities approved by the County of Riverside in the area. The neighborhood comprises mostly low-income, Hispanic residents and is located close to existing and planned warehousing and distribution facilities. Numerous diesel trucks travel in and through the area to access the warehousing and distribution center which generate diesel emissions in the area. Diesel emissions generate gasses and fine particulate matter that have been proven to have serious health risks particularly in the young.

3

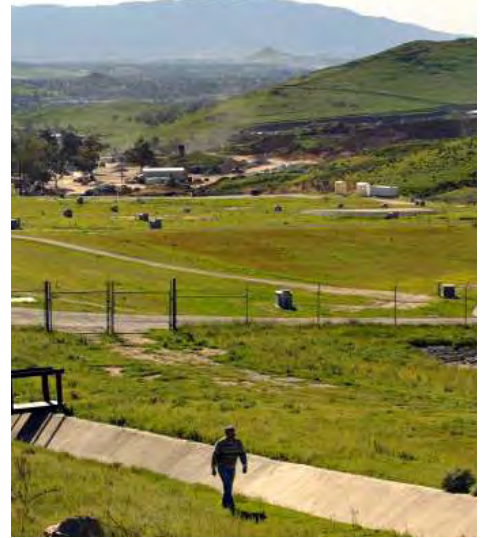
SETTING

Other Industrial Zoned Land Adjacent to Residential Neighborhoods

Numerous other properties are zoned for industrial uses in close proximity to existing residential neighborhoods. In particular, the large area north of the CA-60 freeway and east of Rubidoux Blvd. in Belltown, and a large area south of Jurupa Road and easterly of Van Buren Blvd. have industrially and residentially zoned land in close proximity. Other sites that could impact residential neighborhoods include approximately 50 acres on the west side of Clay Street south of Limonite, the old Belltown Borrow Pit between 24th and 26th streets northwest of Hall Avenue and various sites in the Glen Avon community. This element provides policies to reduce the exposure of residents to diesel emissions from industrial development.

Stringfellow Acid Pits

Located in Pyrite Canyon in north-central Jurupa Valley, the Stringfellow Acid Pits are toxic sites that are undergoing long-term remediation. The pits were originally a rock quarry that was converted to a toxic waste dump in 1956. During its 16 years of operation, more than 34 million gallons of caustics, metals, solvents and pesticide residue were dumped into the unlined pits at Stringfellow. Over the years, the pollutants leached into the groundwater and overflowed into Pyrite Creek thereby contaminating soil, groundwater and surface water. The pits were designated a Superfund clean-up site in 1983 and have been undergoing clean-up and remediation since then. The California Department of Toxic Substances Control began construction of a new larger treatment facility in the Spring of 2014 which is anticipated to be operational for approximately 27 months until the site is fully remediated.



Ongoing remediation of the Stringfellow Acid Pits has helped reduce the impacts of prior ground and water contamination.

4

OBJECTIVES AND POLICIES

Environmental Justice encompasses several interrelated topics. Issues addressed in this element are categorized under the broad headings of Meaningful Public Input and Capacity Building; Land Use and the Environment; Mobility and Active Living; and Healthy and Affordable Housing. A description each category is provided below each heading together with a statement – or objective – for what the City wants to achieve regarding that issue. This is followed by more detailed policies that will direct the City in what actions are needed to accomplish the objective. Together, the objectives and policies inform the City’s long-term decision-making process regarding environmental justice.

1. Meaningful Public Input and Capacity Building

Disadvantaged members of the community often do not have a meaningful voice in decisions that affect their environment. The causes of this are many, including cultural and language barriers, the lack of information, inadequate training, lack of exposure to the decision making process and officials who aren’t informed about issues of concern for those members of the community. The Environmental Protection Agency (EPA) identifies community capacity building as efforts to engage disadvantaged populations to help them better identify and meet the needs of their areas. It includes building on existing skills, providing education on issues and processes and helping them communicate effectively in the public realm. At the individual level, capacity building focuses on the development of conditions that allow individual participants to build and enhance existing knowledge and skills and engage in public processes. At the City level, capacity building refers to ensuring the municipal organization is responsive and accountable to all stakeholders and that officials are informed about issues of concern for those neighborhoods.

Objective EJ-1: Meaningful participation in the public process by all members of the community.

Policies:

- EJ-1.1: Ensure that affected residents have the opportunity to participate in decisions that impact their health.
- EJ-1.2: Facilitate the involvement of residents, businesses and organizations in all aspects of the planning process.
- EJ-1.3: Utilize culturally appropriate approaches to public participation and involvement.
- EJ-1.4: Schedule public meetings on key issues affecting the public at times and locations most convenient to community members.
- EJ-1.5: Utilize a variety of communication techniques and social media tools to convey information to the public.



Public engagement activities can go far beyond traditional meetings to include festivals, cultural fairs and community-specific events.



Participatory events and workshops are useful to help educate and share ideas on environmental justice in the community.

- EJ-1.6: Provide translation and interpretation services at public meetings on issues affecting populations whose primary language is not English. Translation time should not be taken from the person's time limit for comments.
- EJ-1.7: Support efforts to raise the public's awareness of the importance of a healthy environment and physical activity.
- EJ-1.8: Educate decision makers and the general public on the principles of environmental justice.
- EJ-1.9: Consult with Native American Tribes early in the process on issues that could affect culturally significant areas.
- EJ-1.10: Collaborate with and among public agencies to leverage resources, avoid duplication of effort and enhance the effectiveness of public participation.
- EJ-1.11 Identify those areas of the City most vulnerable to environmental hazards through CalEnviroScreen, the Environmental Justice Screening Model (EJSM) or other model.
- EJ-1.12: Continue the actions necessary to ensure that the State corrects the tax allocation statutes providing funding to cities that discriminate against the City of Jurupa Valley so as enable to the City to implement the principles of environmental justice described in this Environmental Justice Element.

2. Land Use and the Environment

This section addresses environmental hazards as well as land use planning to ensure that disadvantaged or minority communities are not adversely impacted by new development where they live work and play. Additionally, policies that address how to improve or retrofit existing hazards are included. In addition to air emissions, commercial and industrial development, and their related trucks, can also generate traffic, noise, odors, light and glare which can adversely affect residential populations.

Objective EJ-2: A reduction in disproportionate environmental burdens affecting low-income and minority populations.

Policies:

- EJ-2.1: Require that proposals for new sensitive land uses are located adequate distances from freeways and major roadways based on an analysis of physical and meteorological conditions at the project site.
- EJ-2.2: Require that proposals for new sensitive land uses incorporate adequate setbacks, barriers, landscaping or other measures as necessary to minimize air quality impacts.

4

OBJECTIVES AND POLICIES

- EJ-2.3: Provide adequate buffers between schools and industrial facilities/ transportation corridors.
- EJ-2.4: Require, wherever possible, existing sources of stationary emissions near sensitive land uses to relocate and/or incorporate measures to minimize emissions.
- EJ-2.5: Require that zoning regulations provide adequate separation and buffering of residential and industrial uses.
- EJ-2.6: Identify resources for the existing sensitive receptors experiencing adverse air quality issues to incorporate measures to improve air quality such as separation/setbacks, landscaping, barriers, ventilation systems, air filters/cleaners and other measures.
- EJ-2.7: Designate truck routes to avoid residential areas including low-income and minority neighborhoods.
- EJ-2.8: Give preference in approving commercial and industrial development to those projects that incorporate the latest technologies to reduce diesel emissions.
- EJ-2.9: Build new sensitive land uses with sufficient buffering from industrial facilities and uses that pose a significant hazard to human health and safety. The California ARB recommends that sensitive land uses be located at least 1,000 feet from hazardous industrial facilities.
- EJ-2.10: Ensure that low income and minority populations have equal access and influence in the land use decision-making process through such methods as bilingual notices, posting bilingual notices at development sites, conducting information meetings with interpreters, etc.
- EJ-2.11: Ensure that low-income and minority populations understand the potential for adverse pollution, noise, odor, vibrations, lighting and glare when new commercial and industrial developments are proposed.
- EJ-2.12: Ensure that low-income and minority populations understand the effect of projects with toxic materials or emissions.
- EJ-2.13: Initiate outreach efforts as early as possible in the decision making process before significant resources have been invested in a particular outcome.
- EJ-2.14: Provide staff and City officials training on the principals and methods of comprehensive public participation. Guidelines for how to conduct staff/official training are contained in the Cal/EPA Environmental Justice Advisory Committee Recommendations.
- EJ-2.15: Consider the health needs of projects with sensitive receptors through a healthy needs assessment, the Healthy Development Measurement Tool (HDMT) or other tool.



Providing adequate vegetative buffers between residential properties and features such as rail lines can mitigate negative visual and environmental conditions.



Recreation is a core component of a healthy, active lifestyle for area youth.



Amenities such as the bike trail along the Santa Ana River encourage healthy activity and alternate transportation modes.

- EJ-2.16: Seek the necessary funding and resources to enforce the statewide idling limit of five minutes for heavy-duty diesel vehicles with a Gross Vehicle Weight Rating (GVWR) of 10,000 lbs or more.
- EJ-2.17: Monitor City facilities and its vehicle fleet to maximize energy efficiency and reduce emissions.
- EJ-2.18: Request that transportation agencies incorporate noise reduction technologies when planning facilities near homes and other sensitive receptors.
- EJ-2.19: Support traffic and highway techniques and technologies that reduce noise impacts of vehicular traffic through traffic calming, noise barriers, pavement design and other measures.
- EJ-2.20: Promote the remediation and reuse of contaminated brownfield sites within the City, with priority given to those near environmental justice populations.
- EJ-2.21: Support programs to promote the use of energy efficiency products and renewable energy systems.
- EJ-2.22: Encourage public and private development to incorporate greenbuilding techniques such as construction waste management practices, optimization of energy efficiency measures and avoidance of toxic chemicals.

3. Mobility and Active Living

Mobility is a critical issue in bringing equity to disadvantaged communities. These communities often lack access to needed resources, such as schools, health clinics and healthy food outlets. More likely than other communities to rely on public transportation, they often live in areas with limited transit service. Increased mobility options will provide critical links and opportunities for active living.

Objective EJ-3: Increased mobility and accessibility for all residents.

Policies:

- EJ-3.1: Locate medium and high density housing near jobs, transit, shopping, schools and other needed facilities.
- EJ-3.2: Increase access to shopping, jobs and healthcare facilities for low-income and minority populations.
- EJ-3.3: Balance walking, bicycling and transit use with automobile use.
- EJ-3.4: Plan for the equitable distribution of public facilities and services, prioritizing new facilities in traditionally underserved areas.
- EJ-3.5: Encourage transit providers to establish and maintain routes to jobs, shopping, schools, parks and healthcare facilities that are convenient to low-income and minority populations.

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OBJECTIVES AND POLICIES

- EJ-3.6: Implement traffic calming measures such as pop-outs and road narrowing to slow down traffic and improve pedestrian and bicycle safety.
- EJ-3.7: Explore measures to encourage walking and bicycling in the City as part of daily physical activities.
- EJ-3.8: Promote the use of alternate modes of transportation.
- EJ-3.9: Support public and/or private shuttle systems to transport residents to grocery stores and other sources of healthy food.
- EJ-3.10: Work with local school districts to ensure that all schools have safe and walkable routes to school.
- EJ-3.11: Require new commercial and industrial development to provide bicycle facilities on-site.
- EJ-3.12: Support the efforts of Healthy Jurupa Valley and others to promote active living and healthy choices.
- EJ-3.13: Work with local school districts to provide the joint use of school properties for neighborhood parks and recreation centers.
- EJ-3.14: Increase access to urban parks, green space and natural environments for traditionally underserved communities.
- EJ-3.15: Provide a variety of active and passive parks and recreational activities-accessible to all residents of Jurupa Valley.
- EJ-3.16: Encourage the private and non-profit sectors to provide recreational opportunities in the City.
- EJ-3.17: Ensure that emergency preparedness and disaster response programs serve all parts of the City.

4. Healthy and Affordable Housing

A major emphasis of environmental justice is ensuring that people have a healthy home environment. According to the National Human Activity Pattern Survey, Americans spend 70% of the time in their homes. Low-income and minority populations are disproportionately affected by home health hazards as their limited incomes reduce housing choices and their options for maintenance and repairs. Housing-related environmental hazards include exposure to indoor air pollution, lead-based paint, asbestos, mold and mildew. These toxins can cause developmental delays, asthma, allergies and other health risks. Ensuring that all residents have access to healthy homes is an important way to achieve environmental justice.

Objective EJ-4: Healthy and affordable housing opportunities for all segments of the community.



Community gardens can engage, educate and nourish neighborhoods.



Affordable housing projects are particularly beneficial to families who face challenges in finding safe and desirable places to live.

Policies:

- EJ-4.1: Ensure that proposed new affordable housing projects meet the same standards of health and safety as conventional market rate housing.
- EJ-4.2: Require new housing proposals in areas subject to unhealthful air quality to incorporate setbacks, barriers, landscaping, ventilation systems or other measures to ensure that residents are not impacted by air pollution.
- EJ-4.3: Promote efforts to repair, improve and rehabilitate substandard housing.
- EJ-4.4: Support the efforts of responsible public agencies to develop and implement programs to remediate lead-based paint and other contaminants in residential structures.
- EJ-4.5: Require applicants of residential remodel and rehabilitation projects to remediate lead-based paint, mold and mildew and any other structural hazards.
- EJ-4.6: Prioritize enforcement activities of residential structures with known health hazards.
- EJ-4.7: Incentivize affordable housing through permit streamlining and financial incentives.
- EJ-4.8: Support programs to provide rental and homeownership assistance to low-income persons.
- EJ-4.9: Ensure that regulations allow community and private gardens where residents can grow healthy fruits and vegetables.

**ATTACHMENT:
RESOLUTION NO 2014-42**

RESOLUTION NO. 2014-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADOPTING A NEGATIVE DECLARATION AND FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT IN CONNECTION WITH THE PROPOSED ADOPTION OF AN ENVIRONMENTAL JUSTICE ELEMENT, AND AMENDING THE CITY'S GENERAL PLAN BY ADOPTING THE ENVIRONMENTAL JUSTICE ELEMENT

THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

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

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

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

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

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

(a) Following City Council authorization to begin work on a draft Environmental Justice Element on January 16, 2014, Planning Department staff prepared a draft Environmental Justice Element.

(b) On July 17, 2014, the City Council initiated a General Plan Amendment for the Environmental Justice Element.

(c) On August 27, 2014, the Planning Commission held a work session and provided suggestions for revisions to the draft Environmental Justice Element.

(d) On September 24, 2014, the Planning Commission of the City of Jurupa Valley held a duly noticed public hearing on the proposed Environmental Justice Element at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters, closed the public hearing, and recommended the City Council's adoption of a Negative Declaration in connection with the proposed adoption of an Environmental Justice Element and amendment of the City's General Plan by adoption of the Environmental Justice Element.

(e) On October 16, 2014 and November 6, 2014, the City Council of the City of Jurupa Valley held a duly noticed public hearing on the proposed Environmental Justice Element, attached hereto as Exhibit A, at which time all persons interested in the Project had the opportunity and did address the City Council on these matters.

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

Section 3. **California Environmental Quality Act Findings.** The City Council hereby makes the following environmental findings and determinations in connection with the approval of the Environmental Justice Element (the "Project"):

(a) Pursuant to CEQA and the State CEQA Guidelines, City staff prepared an Initial Study of the potential environmental effects of the Project. Based on the findings contained in that Initial Study, City staff determined that there was no substantial evidence that the Project would have a significant effect on the environment. Based on that determination, a Negative Declaration was prepared. Thereafter, City staff provided public notice of the public comment period and of the intent to adopt the Negative Declaration.

(b) The City Council has reviewed the Negative Declaration and all comments received regarding the Negative Declaration and, based on the whole record before it, finds: (i) that the Negative Declaration was prepared in compliance with CEQA; and (ii) that there is no substantial evidence that the Project will have a significant effect on the environment. The City Council further finds that the Negative Declaration reflects the independent judgment and analysis of the City Council. Based on these findings, the City Council hereby adopts the Negative Declaration.

(c) The custodian of records for the Initial Study, Negative Declaration and all other materials that constitute the record of proceedings upon which the City Council's decision is based is the Planning Director of the City of Jurupa Valley. Those documents are available for public review in the Planning Department of the City of Jurupa Valley located at City Hall, 8304 Limonite Avenue, Suite M, Jurupa Valley, CA 92509.

Section 4. Further Findings for Adoption of Environmental Justice General Plan Element. The City Council further finds, determines and declares that:

(a) Pursuant to Government Code Section 65303, the City's General Plan may include any other elements or address any other subjects which, in the City's Council's judgment, relate to the City's physical development, such as the proposed Environmental Justice Element.

(b) Pursuant to Government Code Section 65303, the proposed Environmental Justice Element will have equal weight with other General Plan elements.

(c) The proposed Environmental Justice Element is consistent with all other elements of the City's General Plan.

(d) The proposed Environmental Justice Element addresses equity issues related to meaningful public input and capacity building; land use and the environment; mobility and active living; and healthy and affordable housing.


(e) Policy EJ 2.7 of the Environmental Justice Element is to be applied such that truck routes between centers of commerce and industry will have arterial roadway access to freeways and other arterial truck routes using City streets that minimize exposing residential and sensitive receptor uses to noise and air pollution from commercial trucks

(f) The adoption of the proposed Environmental Justice Element is in the public interest because it will aid the City's efforts to provide for the fair treatment of people of all races, cultures and incomes with respect to the development, adoption, implementation and enforcement of environmental laws, regulations and policies.


Section 5. Approval. Based on all the evidence in the record and the findings contained in Sections 1 through 4 of this Resolution, the City Council hereby amends the City's General Plan by adopting the proposed Environmental Justice Element, as set forth in Exhibit A, attached hereto.

Section 6. 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 6th day of November, 2014.


Frank Johnston
Mayor

ATTEST:


Victoria Wasko, CMC
City Clerk

CERTIFICATION

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

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2014-42 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the 6th day of November, 2014 by the following vote, to wit:

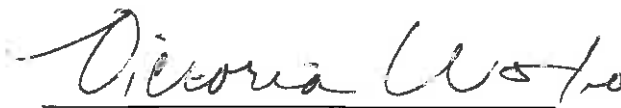
AYES: GOODLAND, HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 6th day of November, 2014.


Victoria Wasko, City Clerk
City of Jurupa Valley