

ORDINANCE NO. 2014-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN AMENDMENT TO RIVERSIDE COUNTY ZONING MAP NO. 15 (JURUPA AREA PLAN) CHANGING THE ZONE OF A 36.65 ACRE PROPERTY LOCATED ON THE SOUTHEAST CORNER OF WINEVILLE AVENUE AND CANTU-GALLEANO RANCH ROAD FROM HEAVY AGRICULTURE (A-2-20) ZONE (APN: 160-060-039-1) AND ONE-FAMILY DWELLING (R-1) ZONE (APN: 160-060-062-1) TO COLLECTIVELY A PLANNED RESIDENTIAL (R-4) ZONE

THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES ORDAIN 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 which have been applicable within the territory now incorporated as the City of Jurupa Valley, to the extent that they applied before incorporation, shall remain in full force and effect as ordinances of the City of Jurupa Valley, including the Riverside County General Plan. Additionally, Ordinance No. 2011-01 provides that the resolutions, rules and regulations of the County of Riverside which have been applicable in the implementation of the aforesaid ordinances and State laws (including, but not limited to, the California Environmental Quality Act and regulations pertaining to traffic) to the extent that they applied before incorporation shall remain in full force and effect as resolutions, rules and regulations, respectively, of the City of Jurupa Valley. On September 15, 2011, the City Council adopted Ordinance No. 2011-10, effective October 15, 2011, continuing in effect all ordinances of the County of Riverside 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. Project Procedural Findings. The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

(a) Stratham Homes, Inc. (the “Applicant”) has applied for the disestablishment of Mira Loma No. 11 Agricultural Preserve, Change of Zone No. 1401 (as depicted in Exhibit A), an exception to Subsection G of Section 3.8 of Riverside County Ordinance No. 460, as adopted by the City of Jurupa Valley pursuant to Chapter 1.35 of the Jurupa Valley Municipal Code, and Tentative Tract Map No. 36692 (collectively, Master Application No. 1407 or MA No. 1407) to allow the subdivision of 36.65 acres into 176 single-family residential lots and five open space lots on real property located at the southeast corner of Wineville Avenue and Cantu-Galleano Ranch Road (APNs: 160-060-039-1 and 160-060-062-1) in the Heavy Agriculture (A-2-20) and One-Family Dwelling (R-1) Zones and designated Community Development: Medium Density Residential (CD:MDR) (the “Project”).

(b) All of the components of Master Application No. 1407 shall collectively be known as the “Project.” Change of Zone Application No. 1401 is the subject of this Ordinance.

(c) The Project was processed including, but not limited to a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(d) On October 22, 2014, the Planning Commission of the City of Jurupa Valley held a duly noticed 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. Following the receipt of public testimony the Planning Commission closed the public hearing.

(e) At the conclusion of the Planning Commission hearings and after due consideration of the testimony, the Planning Commission adopted Resolution No. 2014-10-22-02 recommending that the City Council approve Master Application No. 1407 (Disestablishment of Mira Loma No. 11 Agricultural Preserve, Change of Zone No. 1401, Exception to Subsection G of Section 3.8 of Riverside County Ordinance No. 460, and Tentative Tract Map No. 36692), to permit the subdivision of 36.65 acres into 176 single-family residential lots and five open space lots on real property located on the southeast corner of Wineville Avenue and Cantu-Galleano Ranch Road (APNs: 160-060-039-1 and 160-060-062-1) designated Community Development: Medium Density Residential (CD:MDR), subject to the conditions of approval attached hereto as Exhibit B.

(f) On December 4, 2014, the City Council of the City of Jurupa Valley held duly noticed public hearings on the Project at which time all persons interested in the Project had the opportunity and did address the City Council on these matters. Following the receipt of public testimony the City Council closed the public hearing.

(g) All legal preconditions to the adoption of this Ordinance 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 Project:

(a) Pursuant to the California Environmental Quality Act (“CEQA”) (Cal. Pub. Res. Code §21000 *et seq.*) and the State Guidelines (the “Guidelines”) (14 Cal. Code Regs. §15000 *et seq.*), City staff prepared an Initial Study of the potential environmental effects of the approval of the Project. 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 was prepared.

(b) Thereafter, City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration as required by law. The public comment period commenced on October 8, 2014 and expired at 5:00 p.m. on November 6, 2014. Copies of the documents have been available for public review and inspection at City Hall, 8304 Limonite Avenue, Suite M, Jurupa Valley, CA 92509.

(c) The City Council, by separate Resolution No. 2014-47, adopted the Negative Declaration and findings pursuant to CEQA.

(d) The custodian of records for the Initial Study, Mitigated Negative Declaration and all other materials which constitute the record of proceedings upon which the City Council’s decision was based, including, without limitation, the staff reports for Master Application No. 1407, all of the materials that comprise and support the Mitigated Negative Declaration and all of the materials that support the staff reports for Master Application No. 1407, is the Planning Department of the City of Jurupa Valley. Those documents are available for public examination during normal business hours at the City of Jurupa Valley, 8304 Limonite Avenue, Suite M, Jurupa Valley, California 92509.

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

Section 4. Project Findings. The City Council hereby makes the following findings as required by the Jurupa Valley Ordinances and applicable state law:


(a) The Planned Residential (R-4) Zone is consistent with the underlying General Plan Land Use designation of Community Development: Medium Density Residential.

(b) The proposed amendment would contribute to the purposes of the General Plan in that the proposed Project provides for a quality master planned residential community.

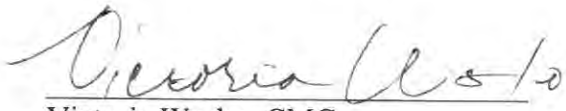
Section 5. Approval of Zone Change. The City Council of the City of Jurupa Valley hereby rezones the 36.65 acre real property located on the southeast corner of Wineville Avenue and Cantu-Galleano Ranch Road from Heavy Agriculture (A-2-20) Zone (APN: 160-060-039-1) and One-Family Dwelling (R-1) Zone (APN: 160-060-062-1) to collectively a Planned Residential (R-4) Zone, as depicted in Exhibit A, and directs the City Manager to revise the official Riverside County Zoning Map No. 15 for the Jurupa Area to designate the Property as being in this new zone.

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

PASSED, APPROVED AND ADOPTED by the City Council of the City of Jurupa Valley on this 18th day of December, 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, CMC, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance was regularly introduced at a regular meeting of the City Council held on the 4th day of December, 2014 and thereafter at a regular meeting held on the 18th day of December, 2014, it was duly passed and adopted by the following vote of the City Council:

AYES: BERKSON, HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON

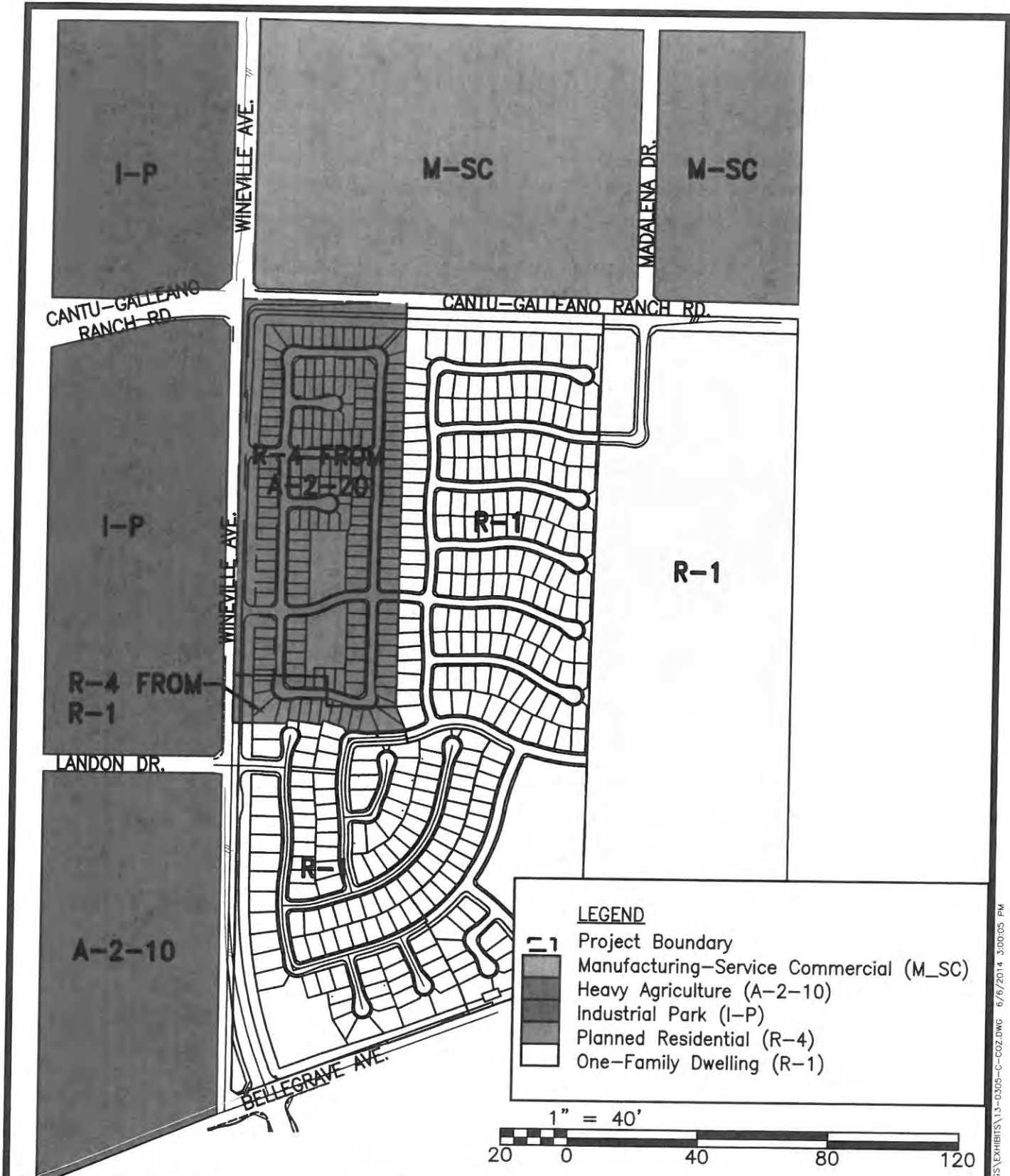
NOES: NONE

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 18th day of December, 2014

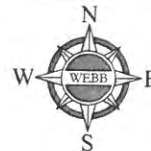

Victoria Wasko, CMC, City Clerk



TTM 36692 Zoning Exhibit

ALBERT A.
WEBB
 ASSOCIATES

ENGINEERING CONSULTANTS
 3788 McCRA Y STREET
 RIVERSIDE CA. 92506
 PH. (951) 686-1070
 FAX (951) 788-1256



DESIGNED: ABE
 CHECKED: SKK
 DATE: 2014-06-06
 SCALE: 1"=40'

City of Jurupa Valley

CONDITIONS OF APPROVAL FOR MA1407 (CZ1401)

1. **PROJECT APPROVAL.** MA1407 (CZ1401 and TTM36692) is for the approval of a residential subdivision of 176 single-family lots and 5 open space lots. The project includes four interior streets.
2. **FEES.** The approval of MA1407 (CZ1401 and TTM3662) shall not become effective until all planning fees have been paid in full.

CONDITIONS OF APPROVAL FOR MA1407 (TTM36692)

PLANNING DEPARTMENT

1. **PROJECT APPROVAL.** MA1407 (CZ1401 and TTM36692) is for the approval of a residential subdivision of 176 single-family lots and 5 open space lots. The project includes four interior streets.
2. **FEES.** The approval of MA1407 (CZ1401 and TTM3662) shall not become effective until all planning fees have been paid in full.
3. **APPROVAL PERIOD.** An approved or conditionally approved tentative tract map shall expire 36 months after such approval unless within that period of time a final map shall have been approved and filed with the County Recorder. Prior to the expiration date, the land divider may apply in writing for an extension of time pursuant to Ordinance No. 460.
4. **MITIGATION MEASURES.** All mitigation measures shall be conditions of approval.
5. **CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans with the exception of Condition No. 7, 8, 10, 11, and 14. The set of plans includes the following sheets:
 - Tentative Tract Map No. 36692
 - Sheet 1: Tentative Map (dated October 2, 2014)
 - Sheet 2: Conceptual Grading (dated October 2, 2014)
 - Sheet 3: Grading Sections (dated October 2, 2014)
 - Development Plan for TTM36692 with attached Color & Materials exhibits dated October 2014)
 - Conceptual Landscape Plans
 - Fence & Wall Plan / Entry Monuments
 - Maintenance Plan / Front Yard Typical
6. **FINAL SITE PLAN.** **Prior to the issuance of any building permit,** the applicant shall submit a final site plan that includes the plotting of each residential dwelling on the lot.

City of Jurupa Valley

The final site plan shall be consistent with the Development Plan. The subdivision development shall be consistent with the approved final site plan.

7. **DEVELOPMENT PLAN. Prior to the issuance of any building permit**, the applicant shall submit a final Development Plan that is consistent with Condition No. 8, 10, 15, and 16 to the City for review and approval.
8. **FRONT YARD SETBACK FOR SINGLE-STORY ELEMENT DWELLINGS.** Prior to the issuance of any building permit, the applicant shall submit a Development Plan that revises II.A.ii on page II-1 to state: "Variation of setbacks is encouraged along the residential street frontages such that the front setbacks along any street shall average not less than 15 feet, but in no event shall any habitable one-story element dwelling be located less than 12 feet from the front property line and any habitable two-story element dwelling be located less than 15 feet from the front property line."
9. **VEHICULAR ACCESS FOR THROUGH LOTS.** A lot that abuts a street along the front and rear property line is a through lot. Vehicular access to through lots shall be via the interior streets. TTM36692 has 48 through lots: Lots 1 – 21 and 66 - 88. Access to Lots 1 – 21 shall be via "A Street" or "G Street." Access to Lots 66 – 88 shall be via "A Street."
10. **SOLID FENCING OR WALL WITHIN THE FRONT YARD SETBACK.** Solid fencing or wall cannot exceed the height of 42 inches within the required front yard setback of any lots.
11. **VINYL FENCING FOR INTERIOR REAR AND SIDE LOT LINES.** Vinyl fencing shall be used for interior side and rear lot lines. No other type of fencing is allowed. Vinyl fencing shall have an "outside" cap. The spacing of the vinyl fencing shall not exceed 16 o.c. **Prior to the issuance of a building permit**, the applicant shall submit a Wall and Fence plan that is consistent to this condition to the City for review and approval.
12. **SPLIT-RAIL FENCE ALONG TRAILS. Prior to the installation of the split-rail fence within the rights-of-way**, the applicant shall receive approvals from the Engineering Department and the Jurupa Area Recreational and Park District (JARPD) for the split-rail fence. Any future modifications of the approved split-rail fence shall be reviewed and approved by the City Engineering Department and the Jurupa Area Recreational and Park District (JARPD).
13. **COVENANTS, CONDITIONS, & RESTRICTIONS (CC & RS). Prior to recordation of the final map**, the applicant shall submit Covenants, Conditions, & Restrictions (CC&Rs) for City review and approval. This shall include, but not limited to, the following:
 - Maintenance of the common areas
 - Allowed users of the common areas
 - Formation of home owner's association

City of Jurupa Valley

- 14. MAINTENANCE OF OPEN SPACE LOTS OR LETTERED LOTS (C and D).** Prior to the recordation of the final map, the applicant shall form a home owner's association (HOA) to maintain the common areas and enforce the Covenants, Conditions, & Restrictions (CC & Rs).
- 15. LIGHTING FOR LOTS C AND D.** All open space areas shall be well-lit for crime prevention and safety. Prior to the issuance of any building permit, the applicant shall submit a photometric plan, lighting fixture specifications, and a site plan for review and approval. The light fixtures shall be shielded to direct light only onto the project site.
- 16. DEDICATION OF LOT A & LOT B.** Lots A and B shall be dedicated to the City. Prior to the recordation of the map, the applicant shall submit a maintenance plan that reflects the dedication to the City for review and approval.
- 17. TWO-CAR GARAGE PER UNIT.** All residential units shall have a two-car garage.
- 18. EMERGENCY VEHICLE ACCESS TO OPEN SPACE LOTS.** The access road to Lot D (WQMP Basin) shall be accessible by emergency vehicles.
- 19. NAME OF STREET "B."** Street B shall be named Vanderham Street.
- 20. TRAFFIC CALMING MEASURES.** Prior to the issuance of any grading permit, the applicant shall plans that incorporate traffic calming measures on the loop street (Street A, B, C, and G) to meet the City Engineer and Planning Director's satisfaction.
- 21. AIR QUALITY – PLANT ADDITIONAL TREES ALONG CANTU-GALLEANO RANCH ROAD AND WINEVILLE AVENUE.** Prior to the issuance of any building permit, the applicant shall submit landscape plans that include trees that have been proven to reduce the levels of PM_{2.5} to be planted along Cantu-Galleano Ranch Road and Wineville Avenue.
- 22. REAR YARD SETBACK FOR LOT NOS. 1-21 AND 67-88.** For Lots Nos. 1-21 and 67-88, fifty percent of the lots shall have a minimum rear yard setback of 10 feet and the remaining fifty percent shall have a minimum rear yard setback of 15 feet. Prior to the issuance of any building permit, the Development Plan and plotting plan shall comply with this condition.

ENGINEERING DEPARTMENT: GENERAL CONDITIONS OF APPROVAL

23.0 GENERAL DEVELOPMENT REQUIREMENTS

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

24.0 PRIOR TO TRACT MAP ACCEPTANCE

City of Jurupa Valley

24.1 Prepare a fully executed Improvement Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.

24.2 Provide a monument bond (i.e. cash deposit) in an amount determined by the City's approved cost estimate spreadsheet or as specified in writing by the applicant's California Registered Professional Engineer or California Registered Land Surveyor of Record and approved by the City Engineer, whichever is greater.

25.0 PRIOR TO PERMITTING (BUILDING, GRADING, ENCROACHMENT)

Parking, Circulation, and Access

25.1 All driveway approaches within the public right-of-way shall be kept clear of any decorative paving.

Public Improvements

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

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

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

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

Drainage/Hydrology

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

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

25.8 All historical off-site drainage flowing onto or through the site shall be accepted by the

City of Jurupa Valley

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

Storm Water Quality (NPDES)

- 25.9** Prior to the approval of the Grading Plan and issuance of Grading Permits, an Erosion and Sediment Control Plan shall be submitted to and approved by the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project during construction, to reduce the discharge of sediment and other pollutants into the City's and/or County's storm drain system.
- 25.10** Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed site specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the Engineering Department. The WQMP shall be submitted on the Riverside County Flood Control & Water Conservation District Exhibit B – Site Specific WQMP Template and shall identify all Post-Construction, Site Design, Source Control and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters. Use of the LID Design Handbook is encouraged.
- 25.11** All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to obtain coverage under the State Water Resources Control Board's General Permit for Storm Water Discharges Associated with Construction Activity. Proof of filing a Notice of Intent (NOI) with the State for coverage under this permit is required prior to approval of the Grading Plan and issuance of Grading Permits. The applicant shall submit a copy of the Waste Dischargers Identification Number (WDID) for coverage under the General Permit, applicable fee information and the necessary forms to complete the NOI are available on the web at: swrcb.ca.gov. Call out the WDID number on all grading and improvement plans.
- 25.12** All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to prepare a Storm Water Pollution Prevention Plan (SWPPP), on line at www.waterboards.ca.gov by logging into SMARTS: <https://smarts.waterboards.ca.gov>. A copy of the adopted SWPPP shall be maintained in the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction BMP, prior to starting work on the site.

City of Jurupa Valley

Landscape

- 25.13** For on-site landscaping (except single family residence), a separate irrigation service shall be required.
- 25.14** Show corner sight line distances on the landscape plan per Riverside County Standards.

26.0 PRIOR TO CERTIFICATE OF OCCUPANCY

- 26.1** Complete all required public improvements to the satisfaction of the City Engineer.
- 26.2** Submit a set of Record Drawings for all Engineering Department approved projects plans for review and approval.
- 26.3** Record an approved "Water Quality Management Plan and Storm Water BMP Transfer, Access, and Maintenance Agreement" with the Riverside County Recorder on a standard City form.

Fee

- 26.4** All remaining fees/deposits required by the Engineering Department must be paid in full prior to issuance of a Certificate of Occupancy.

Public Improvements

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

ENGINEERING DEPARTMENT: PROJECT SPECIFIC CONDITIONS OF APPROVAL

27.0 GENERAL DEVELOPMENT REQUIREMENTS

- 27.1** Tentative Tract Map 36692 proposes a Schedule A subdivision of 36.65 gross acres into 176 numbered lots with 5 open space lettered lots
- 27.2** If the Applicant chooses to phase any portion of this project, off-site access to City maintained roads as approved by the Engineering Department must be provided.
- 27.3** The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions:

- I-15 SB Ramps/Cantu-Galleano Ranch Road

City of Jurupa Valley

- I-15 NB Ramps /Cantu-Galleano Ranch Road
- Wineville Avenue/Cantu-Galleano Ranch Road
- Wineville/North Site Entrance
- Wineville/South Site Entrance
- Wineville Avenue/Bellegrave Avenue

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study and/or approved by the Engineering Department, which are necessary to achieve or maintain the required level of service.

28.0 PRIOR TO TRACT MAP ACCEPTANCE

Mapping

28.1 Vehicular access is to be restricted on Wineville Avenue and Cantu-Galleano Ranch Road.

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Wineville Avenue and Cantu-Galleano Ranch Road. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above referenced rights-of-way, and the City Council shall have approved the vacation request. If the City Council denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

Public Improvements

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

28.3 Wineville Avenue is designated as an arterial street with a 128' wide typical section and a 64' half width. An additional 29' of right-of-way is required for landscaping. Dedication is required for a total half width of 93'.

28.4 Cantu-Galleano Ranch Road is designated as an urban arterial street with a 152' wide typical section and a half width of 76'. An additional 29' of right-of-way is required for landscaping. Dedication is required for a total half width of 105'.

Traffic/Transportation

28.5 Prior to the recordation of the final map, or any phase thereof, the project proponent

City of Jurupa Valley

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

29.0 PRIOR TO PERMITTING (BUILDING, GRADING, ENCROACHMENT)

Grading and Landscape

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

29.2A preliminary soils and pavement investigation report is required. Report must address liquefaction and subsidence as well as all other construction requirements within the road right-of-way.

29.3 Existing wells within the project are to be abandoned according to Riverside County Health Department and other applicable agencies requirements.

29.4 Existing subsurface septic sewage within the project is to be removed according to Riverside County Health Department and other applicable agencies requirements.

29.5 This project is within the boundary of CFD13-001 and shall petition to join the CFD.

29.6 Landscape plans for Wineville Avenue and Cantu-Galleano Ranch Road shall be according to the current Riverside County L&LMD standards and shall be consistent with the landscape existing within CFD13-001.

Public Improvements

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

29.8 Wineville Avenue is designated as an arterial street with a 128' wide typical section and a 64' half width. An additional 29' of right-of-way is required for landscaping. Dedication is required for a total half width of 93' with full improvements to be designed along project frontage.

29.9 Cantu-Galleano Ranch Road is designated as an urban arterial street with a 152' wide typical section and a half width of 76'. An additional 29' of right-of-way is required for landscaping. Dedication is required for a total half width of 105' with full improvements to be designed along project frontage.

Traffic/Transportation

29.10 Should this project lie within any assessment/benefit district, the applicant shall,

City of Jurupa Valley

prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

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

29.12 The Applicant is responsible for the design of traffic signal(s) at the intersection of:

- Wineville Avenue (NS) / Cantu-Galleano Ranch Road (EW) (modification)
- Wineville Avenue (NS) / Landon Drive (EW)

with no fee credit given for Traffic Signal Mitigation Fees

All work shall be pre-approved by and shall comply with the requirements of the Engineering Department and the public contract code.

29.13 The Applicant is responsible for the design of the following intersection geometric improvements:

-Wineville Avenue (NS) / Cantu-Galleano Ranch Road (EW)

- Northbound - two left-turn lanes, two through lanes, one right-turn lane;
- Southbound - one left-turn lane, two through lanes;
- Eastbound - two left-turn lanes, three through lanes, one right-turn lane;
- Westbound - two left-turn lanes, two through lanes.

-Wineville Avenue (NS) / Landon Drive (EW)

- Northbound - one left-turn lane, two through lanes;
- Southbound - one left-turn lane, two through lanes;
- Eastbound - one left-turn lane, one through lane;
- Westbound - one left-turn lane, one through lane (improvements on this approach to be provided by others)

-Wineville Avenue (NS) / North Site Entrance (EW)

- Northbound – two through lanes;
- Southbound - two through lanes;
- Eastbound - N/A;
- Westbound - one right-turn lane.

-Wineville Avenue (NS) / South Site Entrance (EW)

- Northbound - two through/right-turn lane;
- Southbound - one left-turn lane and two through lanes;

City of Jurupa Valley

- Eastbound - N/A;
- Westbound - one left-turn lane, one right-turn lane.

Any off-site widening required to provide these geometrics shall be the responsibility of the Applicant, or as approved by the City Engineer.

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the City.

30.0 PRIOR TO CERTIFICATE OF OCCUPANCY

Public Improvements

30.1 Wineville Avenue is designated as an arterial street with a 128' wide typical section and a 64' half width. An additional 29' of right-of-way is required for landscaping. Dedication is required for a total half width of 93' with full improvements to be constructed along project frontage.

30.2 Cantu-Galleano Ranch Road is designated as an urban arterial street with a 152' wide typical section and a half width of 76'. An additional 29' of right-of-way is required for landscaping. Dedication is required for a total half width of 105' with full improvements to be constructed along project frontage.

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

30.4 Applicant shall ensure that streetlights are energized along the streets of those lots where Applicant is seeking Building Final Inspection (Occupancy). Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

30.5 The project proponent shall contact SCE, IID or other electric provider and obtain the current "Streetlight Authorization" form. The form must be completed and submitted to the City for signature.

Traffic/Transportation

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

30.7 The Applicant is responsible for the construction and installation of traffic signal(s) at

City of Jurupa Valley

the intersection of:

-Wineville Avenue (NS) / Cantu-Galleano Ranch Road (EW) (modification)

-Wineville Avenue (NS) / Landon Drive (EW)(fair share payment)

with no fee credit given for Traffic Signal Mitigation Fees

Prior to the final building inspection of the first dwelling unit, the traffic signal(s) shall be installed and operational.

All work shall be pre-approved by and shall comply with the requirements of the Engineering Department and the public contract code.

30.8The Applicant is responsible for the installation of the following intersection geometric improvements:

- Wineville Avenue (NS) / Cantu-Galleano Ranch Road (EW)

- Northbound - two left-turn lanes, two through lanes, one right-turn lane;
- Southbound - one left-turn lane, two through lanes;
- Eastbound - two left-turn lanes, three through lanes, one right-turn lane;
- Westbound - two left-turn lanes, two through lanes.

- Wineville Avenue (NS) / Landon Drive (EW)

- Northbound - one left-turn lane, two through lanes;
- Southbound - one left-turn lane, two through lanes;
- Eastbound - one left-turn lane, one through lane;
- Westbound - one left-turn lane, one through lane (improvements on this approach to be provided by others)

- Wineville Avenue (NS) / North Site Entrance (EW)

- Northbound – two through lanes;
- Southbound - two through lanes;
- Eastbound - N/A;
- Westbound - one right-turn lane.

- Wineville Avenue (NS) / South Site Entrance (EW)

- Northbound - two through/right-turn lane;
- Southbound - one left-turn lane and two through lanes;
- Eastbound - N/A;
- Westbound - one left-turn lane, one right-turn lane.

Any off-site widening required to provide these geometrics shall be the responsibility of the Applicant, or as approved by the City Engineer.

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter

City of Jurupa Valley

into a similar mechanism as approved by the City.

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.