

# California Environmental Quality Act (CEQA) Initial Study

## City of Jurupa Valley Master Application MA 21256

General Plan Amendment (GPA) No. 21008  
Tentative Tract Map (TTM) No. 38171



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**September 28, 2023**

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- Appendix B** *Habitat Assessment and MSHCP Consistency Analysis, TTM 38171, Gonzales Environmental Consulting, November 23, 2021*
- Appendix C** *A Phase I Cultural Resources Assessment, TTM 38171, McKENNA et al., dated September 4, 2021.*
- Appendix D** *Soil Investigation, Infiltration, and Liquefaction Evaluation Report, Soil Exploration Company, Inc., July 5, 2021*
- Appendix E** *Phase I Environmental Assessment, Robin Environmental Management (REM), July 17, 2021*
- Appendix F** *Airport Land Use Commission (ALUC) Development Review, File No. ZAP1100RI20,*
- Appendix G** *Hydrology Study; Hunsaker and Associates; March 2022*
- Appendix H** *Preliminary WQMP, Adkan Engineers; June 28, 2021*

- Appendix I**    *Water and Sewer Will Serve Letter*, Rubidoux Community Services District, October 19, 2021
- Appendix J**    *Noise Impact Study*, RK Engineering Group, Inc., dated August 13, 2021
- Appendix K**    *Vehicle Miles Traveled (VMT) Screening Memo*, Kunzman Associates, dated November 28, 2021
- Appendix L**    *Traffic Generation Memo*, Kunzman Associates, dated November 28, 2021.

## 1.0-Finding

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



Signature

City of Jurupa Valley

Agency

Joe Perez, Community Development Director

September 28, 2023

Printed Name/Title

Date

## 2.0-Introduction

### 2.1-Purpose of the Initial Study

While it has been determined that an Environmental Impact Report (EIR) will be required for the Project, the purpose of this Initial Study document is to identify those environmental impacts that have either no impact or a less than significant impact on the environment, thus allowing the EIR to be focused on the impacts determined to be potentially significant or significant.

This document in its entirety is an Initial Study prepared in accordance with the California Environmental Quality Act (CEQA), including all criteria, standards, and procedures of CEQA (California Public Resources Code §21000, et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, §15000, et seq.).

### 2.2- Summary of Environmental Impacts to be Evaluated in the EIR

Table 2.1 identifies the environmental issues that, pursuant to the findings of this Initial Study, have been determined to have a potentially significant or a significant impact that will be evaluated in the EIR. Additional issues or concerns that were raised pursuant to the EIR Notice of Preparation (NOP) process and/or scoping meeting conducted for the Project will also be evaluated and addressed in the EIR.

**Table 2.1 Summary of Environmental Impacts**

Environmental Topic Section	Threshold	Description of Impact
4.9 Hazards & Hazardous Materials	(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?	Inconsistent with Riverside County Airport Land Use Consistency Plan. The Project site is located within two airport compatibility Zones C (17.95 acres) and D (0.6 acres). <sup>1</sup> Zone C requires a land use density less than or equal to 0.2 dwelling units per acre and 20% open space requirement with a minimum width of 75 feet and length of 300 feet at a general or specific plan level or when a project is 10 acres or more. Zone D limits residential density to 0.2 to 0.4 du/ac with a 10% open space requirement.

<sup>1</sup> Riverside County Airport Land Use Commission, *Riverside County Airport Land Use Compatibility Plan*, October 2004. Available at: <https://www.rcaluc.org/Plans/New-Compatibility-Plan>

Environmental Topic Section	Threshold	Description of Impact
4.10 Land Use and Planning	b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Inconsistent with Riverside County Airport Land Use Consistency Plan. The Project site is located within two airport compatibility Zones C (17.95 acres) and D (0.6 acres). <sup>2</sup> Zone C requires a land use density less than or equal to 0.2 dwelling units per acre and 20% open space requirement with a minimum width of 75 feet and length of 300 feet at a general or specific plan level or when a project is 10 acres or more. Zone D limits residential density to 0.2 to 0.4 du/ac with a 10% open space requirement

<sup>2</sup> Riverside County Airport Land Use Commission, *Riverside County Airport Land Use Compatibility Plan*, October 2004. Available at: <https://www.rcaluc.org/Plans/New-Compatibility-Plan>

## 3.0-Project Description/Environmental Setting

### 3.1 -Project Location

The Project site is located on approximately 19.36 acres on the southeast of Limonite Avenue and northwest of Riverview Drive at 6550 Limonite Avenue. The Project site is identified by the following Assessor Parcel Number (APN): 186-160-021. (See Figure 3.1- *Vicinity Location Map and Aerial Photo* and Figure 3.2- *Lot Layout* ).

### 3.2 -Project Description

The Project proposes a General Plan Amendment (GPA) to change the land use designation from EDR (Ranch) to LDR (County Neighborhood) to accommodate up to 2 dwelling units per acre. The Project proposes to construct on approximately 19.36-acre subdivision consisting of 31 single family lots or 1.6 dwelling units per acre.

The principal discretionary actions required of the City of Jurupa Valley to implement the Project include approval of General Plan Amendment No. 21008, Tentative Tract Map No. 38171, (referred to by the City of Jurupa Valley as Master Application [MA] No. 21256).

#### [General Plan Amendment \(GPA\) No. 21008](#)

The Project proposes a General Plan Amendment (GPA) to change the land use designation from Ranch (EDR) to County Neighborhood (LDR) to accommodate up to 2 dwelling units per acre.

#### [Tentative Tract Map \(TTM\) No. 38171](#)

Subdivide 19.36 acres into 31 single-family lots.

### 3.3-Proposed Improvements

#### ***Street Improvements and Access***

##### Internal Streets

Proposed internal streets will be private roads. Dedication at entrance to accommodate public improvements will be required (i.e., curb ramps).

#### ***Water and Sewer Improvements***

##### Water Service

The Project will connect to the existing 8-inch diameter waterline in Riverview Drive.

### Sewer Service

The Project will connect to the existing 8-inch diameter sewer line at the intersection of Riverview Drive and Rio Road.

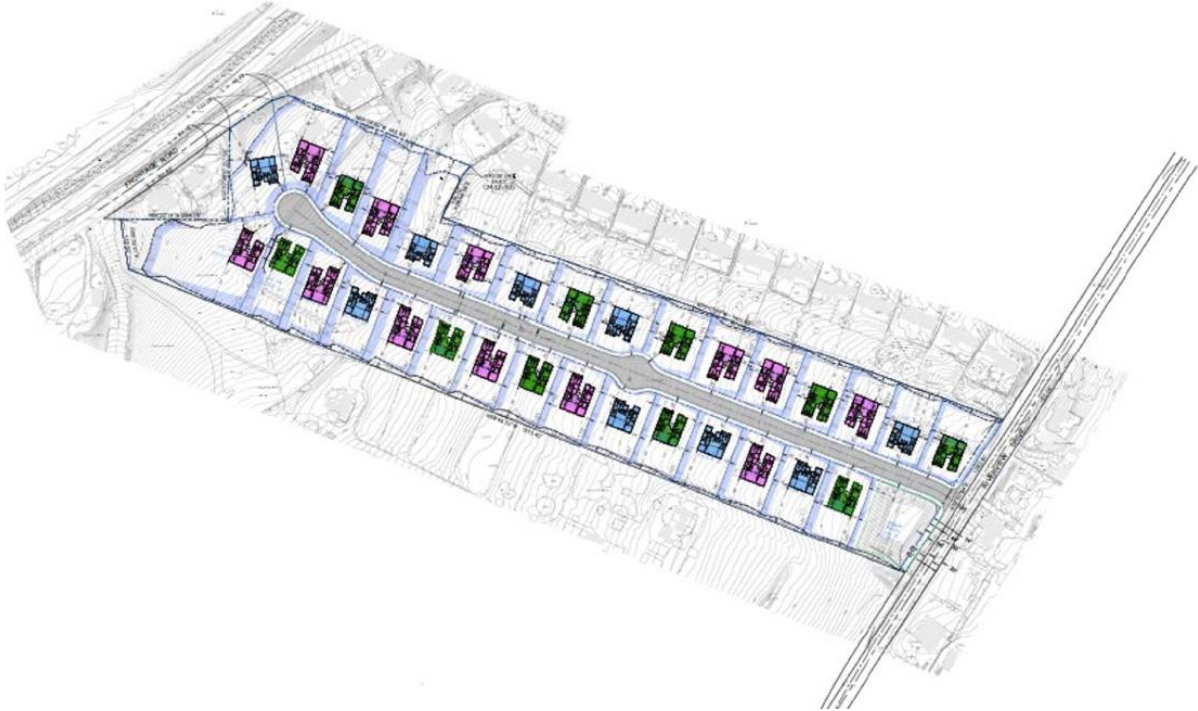
### Storm Drainage Improvements

Drainage for the Project will preserve the existing drainage path from the west to the east and consists of curbs, gutters, a slotted grate drain inlet, and a bioretention basin. High flows will be conveyed through a new storm drain located to Riverview Drive.

**Figure 3.1- Vicinity Location Map/Aerial Photo**



Figure 3.2- Lot Layout



### 3.4-Environmental Setting

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as “...the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced...” (CEQA Guidelines §15125[a]). Thus, the environmental setting for the Project is the date that the Project’s Notice of Preparation was published, **June 29, 2022**. Onsite and adjacent land uses, General Plan land use designations, and zoning classifications are shown in Table 3.4-1

**Table 3.4-1: Land Uses, General Plan Land Use Designations and Zoning Classifications**

Location	Current Land Use	General Plan Land Use Designation	Zoning
Site	Single-Family Residential	EDR (Ranch)	A-1 (Light Agriculture)
North	Single-Family Residential	EDR (Ranch) MDR (Medium Density Residential)	R-A (Residential Agriculture) R-1-80 (One Family Dwelling)
South	Single-Family Residential and Horse Ranches.	EDR (Ranch) LDR (Country Neighborhood)	A-1(Light Residential) R-A (Residential Agriculture)
East	Riverview Drive and Single-Family Residential.	EDR (Ranch)	A-1(Light Residential)
West	Limonite Frontage Road, Single Family Residential, Limonite Avenue.	LDR (Country Neighborhood) MDR (Medium Density Residential)	R-A (Residential Agriculture) R-1-80 (One Family Dwelling)

*Source: Field inspection, City of Jurupa Valley-General Plan Land Use Map August 2020, Jurupa Valley Public Interactive GIS Application, and Google Earth Pro.*

The Project site consists of primarily vacant land with an existing single-family residence on the northwest portion of the site. A review of aerial imagery from Google Earth Pro indicates that the has been in this current condition since at least 1994. Riverview Drive is a paved 2-lane roadway with partial curbing and gutters and no sidewalks adjacent to the eastern boundary of the site. Limonite Frontage Road is a paved 2-lane roadway with curbing and gutters and no sidewalks on the western boundary of the site.

Project site elevations on the site range from approximately 780 feet above mean sea level (MSL) to 897 feet above MSL sloping from the northeastern portion of the site to the southwest. This represents an elevational change across the site of 114± feet. The primary vegetation communities within the project area that will be impacted include California Annual Grassland Alliance which consists of non-native annual grasslands with a variety of alien annual species present. Previous and current anthropogenic activities and invasion of nonnative plant species have contributed to the disturbed condition of many vegetation communities within the site.<sup>3</sup>

<sup>3</sup> Habitat Assessment and MSHCP Consistency Analysis (Appendix B).

## 4.0-Environmental Analysis

The Project is evaluated based on its potential effect on twenty (20) environmental topics, as well as Mandatory Findings of Significance.

### Environmental Topics Analyzed in the Initial Study

Aesthetics	Mineral Resources
Agriculture & Forestry Resources	Noise
Air Quality	Population & Housing
Biological Resources	Public Services
Cultural Resources	Recreation
Energy	Transportation
Geology & Soils	Tribal Cultural Resources
Greenhouse Gas Emissions	Utilities and Service Systems
Hazards & Hazardous Materials	Wildfire
Hydrology & Water Quality	Mandatory Findings of Significance
Land Use & Planning	

Source: Appendix G of the CEQA Guidelines

Each of the above environmental topics are analyzed by responding to a series of questions pertaining to the impact of the Project on the particular topic. Based on the results of the Impact Analysis, the effects of the Project are then placed in one of the following four categories, which are each followed by a summary to substantiate the factual reasons why the impact was placed in a certain category.

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

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

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

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

## 4.1-Aesthetics

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

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

### Impact Analysis

#### *Plans, Policies, and Programs*

**PPP 4.1-1** As required by Jurupa Valley Municipal Code section 9.175.030, A-1 Zone (Light Agriculture) development standards include, but not limited to, development standards for structures, lot sizes, yard requirements, and structure heights.

**PPP 4.1-2** As required by Jurupa Valley Municipal Code section 7.50.010, all utilities serving and within the Project site shall be placed underground unless exempted by this section.

The City’s General Plan defines scenic vistas as “points or corridors that are accessible to the public and that provide a view of scenic areas and/or landscapes.” Specifically, the City identifies publicly accessible vantage points of the Santa Ana River, Jurupa Mountains, and the Pedley Hills as scenic vistas<sup>4</sup>.

From the Project site, the Santa Ana River is located approximately 0.5 miles south, the Jurupa Mountains are located approximately 2.5 miles north, and the Pedley Hills are located approximately 0.9 miles north.

**PPP 4.1-1** and **4.2-2** above will limit building height and provide building setbacks between structures that would serve to limit blocking the existing views. Views of the Santa Ana River are not available because of intervening development, and topography. Based on the preceding analysis, public views of a scenic vista would not be significantly or permanently blocked with implementation of the Project.

#### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

<sup>4</sup> General Plan pps. 1-17 to 1-19.

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

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

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

### Impact Analysis

According to the California Department of Transportation, the Project site is not located along a State scenic highway<sup>5</sup>. As such, there is no impact. In addition, according to the General Plan, the Project site is not located within or adjacent to a scenic corridor or roadway<sup>6</sup>.

### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

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

### Impact Analysis

According to Census 2010, the Project site is in the Riverside-San Bernardino, CA Urbanized Area<sup>7</sup>. As such, the Project is subject to the City’s applicable regulations governing scenic quality.

<sup>5</sup>California Department of Transportation, State Scenic Highway Program, <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>, accessed June 2022.

<sup>6</sup>City of Jurupa Valley, *General Plan Conservation and Open Space Element, Figure 4-23: Jurupa Valley scenic corridors and roadways*

<sup>7</sup> United States Census Bureau, 2010 Census Urban Area Reference Maps, <https://www.census.gov/geographies/reference-maps/2010/geo/2010-census-urban-areas.html>, accessed June 2022.

*Plans, Policies, and Programs*

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

**PPP 4.1-1 and PPP 4.1-2** shall apply.

The Community Development Department has reviewed the Saddlehorn Ranch Tentative Tract Map 38171 Development Plan submitted by the Applicant and determined that all applicable design and development standards have been met.

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

**Level of Significance**

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

*Significance Criteria:* Is the project consistent with General Plan Policies COS 10.1 and 10.4?

**Impact Analysis**

*Plans, Policies, and Programs*

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

**PPP 4.1-3** All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106 or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.

### *Outdoor Lighting and Glare*

The Project would increase the amount of light in the area above what is being generated by the vacant site by directly adding new sources of illumination including security and decorative lighting for the proposed structures. With implementation of PPP 4.1-3, impacts relating to light and glare are less than significant.

### *Building Material Glare*

The primary exterior of the future structures will be typical of single-family detached housing and consist of non-reflective materials including stucco exterior and tile roofing materials.

### *Level of Significance*

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

## 4.2-Agriculture Resources

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

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

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

### Impact Analysis

The Project site is designated as an “Area Not Mapped” and is adjacent to the north and west by land mapped as “Urban and Built-Up Land” and several properties to the south mapped as “Farmland of Statewide Importance” by the State Department of Conservation<sup>8</sup>. As such, the Project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program. The City of Jurupa Valley’s General Plan Farmland in Jurupa Valley, Figure 4-13, indicates that the project site and immediate surrounding properties are all designated “Urban and Built-up Land”, additionally the General Plan considers agricultural land to be an appropriate use of land until such time as a property owner considers farming to be no longer economically viable which is why the General Plan designates agricultural land for eventual suburban and urban uses. Therefore, the proposed Project would not result in the conversion of any farmland to non-agricultural use.

### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

<sup>8</sup>California Department of Conservation, Farmland Mapping and Monitoring Program, <https://databasin.org/datasets/b83ea1952fea44ac9fc62c60dd57fe48>, accessed June 2022.

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

*Significance Criteria (Zoning):* If the project is not located within the A-P (Light Agriculture with Poultry); A-2 (Heavy Agriculture); or A-D (Agriculture-Dairy) zone, it may be presumed to no impact absent substantial evidence to the contrary.

*Significance Criteria (Williamson Act):* If the site is under a Williamson Act contract, would the project conflict with Riverside County Ordinance No. 509 relating to Agricultural Preserves?

## Impact Analysis

### Agricultural Zoning

The current zoning classification for the site is A-1 (Light Agriculture) and classified as EDR (Ranch) in the General Plan Land Use Element. The EDR designation and the A-1 zoning classification is intended for single-family residential on larger lots or for limited agricultural uses. The agricultural land use designations in the City that are Small Farm (RR), Ranch (EDR), Rural Neighborhood (VLDR), and Community Neighborhood (LDR) are considered to have limited agricultural uses permitted. The primary agricultural zones are A-1 (Light Agriculture) and A-2 (Heavy Agriculture). Based on the land use designations and zoning the site is not considered a primary agricultural zone.

The site is currently not being used for agricultural purposes. The Project is proposing a General Plan Amendment to change the designation from EDR (Ranch) to LDR (Country Neighborhood). The LDR Designation is intended to allow development of subdivisions of single-family residences on parcels from ½ to 1 acre, and allows for limited agriculture, intensive equestrian, and animal keeping uses. Therefore, the Project would not conflict with existing zoning for agricultural use.

### Williamson Act

A Williamson Act Contract enables private landowners to voluntarily enter contracts with local governments for the purpose of establishing agricultural preserves. According to the County of Riverside Map My County (RCIT), the site is not within an agricultural preserve.<sup>9</sup> Since the Project site does not have any current agricultural use and is not identified as farmland, implementation of the proposed Project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland

<sup>9</sup> Riverside County Map My County (RCIT), Planning Layers Agricultural Preserves [https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC\\_Public](https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public), accessed August 31, 2022.

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

**Level of Significance**

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

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

**Impact Analysis**

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

**Level of Significance**

No Impact. This issue **WILL NOT** be further addressed in the forthcoming EIR.

### 4.3-Air Quality

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

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

#### Impact Analysis

The South Coast Air Quality Management District is required to produce air quality management plans directing how the South Coast Air Basin’s air quality will be brought into attainment with the national and state ambient air quality standards. The most recent air quality management plan is *2022 Air Quality Management Plan*<sup>10</sup> and it is applicable to City of Jurupa Valley. The purpose of the plan is to achieve and maintain both the national and state ambient air quality standards described above.

#### Consistency with 2022 AQMP

The 2022 AQMP was prepared by SCAQMD and adopted on December 2, 2022. The 2022 AQMP builds upon measures already in place from previous AQMPs and includes a variety of additional proposed strategies such as regulation, accelerated deployment of available cleaner technologies (e.g., zero emission technologies, when cost-effective and feasible, and low NO<sub>x</sub> technologies in other applications), best management practices, co-benefits from existing programs (e.g., climate and energy efficiency), incentives, and other CAA measures to achieve the 2015 8-hour ozone standard, which is the most stringent standard to date.

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

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

<sup>10</sup> <http://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan>

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

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

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

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

According to Exhibit 29, *Forecasted Regional Development Types by Land Development Categories (2012)-Western Riverside County*, the City of Jurupa Valley is classified as being within the Standard LDC.<sup>11</sup>

Buildout of the Project is consistent with the Standard LDC and would not be greater than assumed by SCAG's regional forecast projections and also the AQMP growth projections. In order to exceed the growth assumptions, the Project would have to increase the intensity of development to the degree it would result in the entire city to be reclassified to the Urban or Compact LDC. As detailed in Section 5.13, *Population and Housing*, the development of 31 dwelling units would increase the City's population by approximately 116 persons assuming all residents came from outside the City (3.75 persons/du with 31 units). An increase of 116 in relation to the current population of 105,384 represents an increase of 0.11 % and would not

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<sup>11</sup> [https://planning.lacity.org/odocument/2a7e374a-5c53-4db8-8ea1-a75f12a73b31/Appendix\\_L\\_SCAGs\\_2016-2040\\_RTP\\_SCS\\_Background\\_Documentation.pdf](https://planning.lacity.org/odocument/2a7e374a-5c53-4db8-8ea1-a75f12a73b31/Appendix_L_SCAGs_2016-2040_RTP_SCS_Background_Documentation.pdf)

induce substantial population growth. As such, the General Plan Amendment does not result in the site being considered as being in the Urban or Compact LDC for purposes of growth projections used for modeling air quality emission assumptions in the 2016 AQMP. As such, the Project is consistent with the growth projections in City of Jurupa Valley General Plan and is considered to be consistent with the proposed 2022 AQMP.

#### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

#### Impact Analysis

##### *Construction Related Impacts*

#### Plans, Policies, or Programs (PPP)

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

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

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

**PPP 4.3-3** The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, *“Architectural Coatings”*. Rule 1113 limits the

release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings.

**PPP 4.3-4** The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 “PM10 Emissions from Paved and Unpaved Roads and Livestock Operations” and Rule 1186.1, “Less-Polluting Street Sweepers.” Adherence to Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.

### Impact Analysis

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

Construction activities associated with the Project will result in emissions of VOCs, NO<sub>x</sub>, SO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. Construction related emissions are expected from the following construction activities:

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

Construction is expected to last approximately 19 months. Table 4.3-3 summarizes the construction emissions considering the application of **PPP 4.3-1 through 4.3-4**.

**Table 4.3-3: Summary of Peak Construction Emissions**

	Emissions (lbs/day)					
	VOC/ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Maximum Daily Emissions</b>	<b>19.20</b>	<b>58.47</b>	<b>33.97</b>	<b>0.15</b>	<b>9.33</b>	<b>5.40</b>
SCAQMD Regional Threshold	75	100	550	150	150	55
<b>Threshold Exceeded?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

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

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

#### Long-Term Regional Operation Related Impacts

Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions. Operational emissions will result from automobile, truck, and other vehicle sources associated with daily trips to and from the Project site. Area source emissions are the combination of many small emission sources that include use of outdoor landscape maintenance equipment, use of consumer products such as cleaning products, and periodic repainting of residential structures. Energy demand emissions result from use of electricity and natural gas. The results of the CalEEMod model for operation of the Project site are summarized in Table 4.3-4.

**Table 4.3-4: Summary of Peak Operational Emissions**

Source	Emissions (lbs/day)					
	VOC/ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Source	1.37	0.56	2.79	0.00	0.06	0.06
Energy Source	0.03	0.22	0.09	0.00	0.02	0.02
Mobile Source	0.97	1.06	9.58	0.02	2.14	0.58
<b>Total Maximum Daily Emissions</b>	<b>2.37</b>	<b>1.85</b>	<b>12.47</b>	<b>0.03</b>	<b>2.21</b>	<b>0.65</b>
<b>SCAQMD Regional Threshold</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Threshold Exceeded?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

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

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

#### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

## Impact Analysis

### *Plans, Policies, or Programs (PPP)*

The following apply to the Project and would reduce impacts related to a cumulatively considerable net increase of any criteria pollutant. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

(Refer to **PPP 4.3.1 through PPP 4.3-4** under Issue 4.3(b) above).

### *Localized Air Quality Impacts*

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

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

**Table 4.3-5 Maximum Daily Localized Emissions Thresholds**

Pollutant	Construction	Operations
<b>Localized Thresholds (pounds per day)</b>		
NO <sub>x</sub>	235.2	235.2
CO	1,341.8	1,341.8
PM <sub>10</sub>	10.9	3.3
PM <sub>2.5</sub>	6.7	1.7

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

### Localized Construction Emissions

Construction is expected to last approximately 19 months. Table 4.3-6 summarizes the localized construction emissions considering the application of **PPP 4.3-1 through 4.3-4**. As shown in Table 4.3-6, localized construction emissions would not exceed the applicable SCAQMD LSTs for emissions for construction activities.

**Table 4.3-6: Summary of Localized Significance Construction Emissions**

Grading Emissions	Emissions (lbs/day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Maximum Daily Emissions	38.84	29.04	9.13	5.35
SCAQMD Localized Threshold	<b>235.2</b>	<b>1,341.8</b>	<b>10.9</b>	<b>6.7</b>
Threshold Exceeded?	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

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

### Localized On-Site Operational Emissions

Typical operational activities include on-site sources such as energy use and vehicle trips associated with residential development. As shown on Table 4.3-7, operational emissions will not exceed the LST thresholds for the nearest sensitive receptor. Thus, a less than significant impact would occur for Project-related operational-source emissions and no mitigation is required.

**Table 4.3-7: Summary of Localized Significance Operational Emissions**

Operational Activity	Emissions (lbs/day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Maximum Daily Emissions	0.84	3.36	0.2	0.1
SCAQMD Localized Threshold	<b>235.2</b>	<b>1,341.8</b>	<b>3.3</b>	<b>1.7</b>
Threshold Exceeded?	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

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

### CO Hot Spot Analysis

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

### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

The following apply to the Project and would help reduce impacts related to other emissions such as odors. These measures will be included in the Project’s Mitigation Monitoring and Reporting Program to ensure compliance:

**PPP 4.1-5** The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 “Nuisance.” Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.

### Impact Analysis

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

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

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

### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

## 4.4-Biological Resources

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

*Habitat Assessment and MSHCP Consistency Analysis, TTM 38171*, Gonzales Environmental Consulting, LLC., November 23, 2021, and is included as Appendix B.

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

### Impact Analysis

#### *Plans, Policies, or Programs (PPP)*

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

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

#### *Existing Conditions*

The topography of the Project site is moderately sloping land from the southwestern to northeastern portion of the project site with elevations on the site ranging from approximately 897 feet above mean sea level (MSL) to 783 feet above MSL. Land use in the surrounding area varies between estate residential, rural residential, single family residential, and a Thoroughbred Farm. The vegetation community within the Project impact is characterized as California Annual Grassland Alliance. Previous and current anthropogenic activities and invasion of nonnative plant species have contributed to the disturbed condition of many vegetation communities within the project vicinity.

The Project Site is located within the Multiple Species Habitat Conservation Plan (MSHCP) Jurupa Area Plan. The site is not located within a MSHCP Core, Criteria Cell, Subunit, or Linkage. The

project site is not located within identified Survey Areas including: MSHCP Narrow Endemic Plant, Delhi Sands Flower-loving Fly, and Burrowing Owl Survey Areas.

#### *Sensitive Plant Communities/Species*

There are no sensitive plant species in the project area, and none were observed on the project site.

#### *Sensitive Wildlife Species*

There are no MSHCP Section 6.3.2 Criteria Area Species surveys required for the project site. No sensitive wildlife was detected within the project study area during wildlife field studies.

No non-MSHCP covered special status wildlife species were observed on the project site. Impacts to non-MSHCP covered special status wildlife species would not be considered significant with the implementation of minimization measure proposed below for nesting and/or migratory bird species.

#### **Mitigation Measures**

The following measure is recommended to be performed prior to clearing and grubbing within the Project site (Impact Site) to avoid impacts to nesting birds:

#### **BIO-1: Migratory / Nesting Bird Survey and Protection:**

To maintain compliance with the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513, site preparation activities (such as ground disturbance, construction activities, and/or removal of trees and vegetation) should be conducted, to the greatest extent possible, outside of the nesting season. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including disking, vegetation grubbing, and grading.

The survey area will include the project impact footprint and a 500-foot buffer where legal access is granted around the disturbance footprint. Within 72 hours of the nesting bird survey, all areas surveyed by the biologist will be cleared by the Contractor or a supplemental nesting bird survey is required. The survey results shall be provided to the City's Community Development Department. The Project Applicant shall adhere to the following:

1. Applicant shall designate a biologist (Designated Biologist) experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and

minimization measures.

2. Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.

If no nesting birds are observed during the survey, site preparation and construction activities may begin. If active nests or nesting birds (including nesting raptors) are identified during the nesting bird survey, avoidance buffers shall be implemented as determined by a qualified biologist and approved by the City of Jurupa Valley, based on their best professional judgement and experience. The buffer areas shall be avoided until the Project biologist determines the young have fledged and dispersed or it is confirmed that the nest has been unsuccessful or abandoned. The buffer shall be of a distance to ensure avoidance of adverse effects to the nesting bird by accounting for topography, ambient conditions, species, nest location, and activity type. All nests shall be monitored as determined by the qualified biologist until nestlings have fledged and dispersed or it is confirmed that the nest has been unsuccessful or abandoned. The Designated Biologist shall monitor the nest at the onset of project activities, and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. The qualified biologist shall halt all construction activities within proximity to an active nest if it is determined that the activities are harassing the nest and may result in nest abandonment or take. The qualified biologist shall also have the authority to require implementation of avoidance measures related to noise, vibration, or light pollution if indirect impacts are resulting in harassment of the nest. Work can resume within these avoidance areas when no other active nests are found. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the City for mitigation monitoring compliance record keeping.

#### Level of Significance

With implementation of Mitigation Measure BIO-1 impacts will be less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

### Impact Analysis

Jurisdictional wetland and non-wetland waters of the U.S. and riparian and streambed waters of the State are present within the Project site, these areas are within the Avoided Area only of the Project Site. Additionally, riparian/riverine resources subject to the MSHCP are present on the Project site also within the Avoided Area only. No evidence of vernal pools or seasonal depressions were observed within the Project Site and no suitable habitat for fairy shrimp is present within or adjacent to the Project Site.

The USFWS’s Information for Planning and Consultation online service for information regarding Threatened and Endangered Species Final Critical Habitat designation within California was reviewed to determine if the Project site occurs within any species’ designated Critical Habitat. No Critical Habitat exists within the Project site. The nearest Critical Habitats are as follows: least Bell’s vireo (*Vireo bellii pusillus*) habitat approximately 0.15 miles and Santa Ana sucker (*Catostomus santaanae*) habitat approximately 0.25 miles both directly south of the Project site.

Although suitable habitat (riparian scrub, forest, or woodlands) for the least Bell’s vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*) or western yellow-billed cuckoo (*Coccyzus americanus*) was detected adjacent to the Project Site these areas are in the Avoided Area and PPP 4.4-1 and Mitigation Measure BIO-1 is required.

### Level of Significance

With implementation of Mitigation Measure BIO-1 impacts will be less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

### Impact Analysis

Jurisdictional Waters regulated by the US Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB) or California Department of Fish and Wildlife (CDFW) are not located within or adjacent to the Project Site. There are no state or federal streambed resources on the project site. MSHCP Section 6.12 riverine resources are not located on the project site.<sup>12</sup>

### Level of Significance

No Impact. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

### Impact Analysis

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. Corridors effectively act as links between different populations of a species. The Project Site area proposed for development does not represent a wildlife travel route, crossing, or regional movement corridor between large open space habitats. The Project Site is bordered by existing roads, and residential development. As such, the Project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors.

<sup>12</sup> Habitat Assessment and MSHCP Consistency Analysis: Appendix B

The site supports nesting opportunities for common migratory bird species. All migratory bird species, whether listed or not, also receive protection under the Migratory Bird Treaty Act (MBTA) of 1918<sup>13</sup>. The MBTA prohibits individuals to kill, take, possess, or sell any migratory bird, bird parts (including nests and eggs) except per regulations prescribed by the Secretary of the Department (16 U. S. Code 7034).

Therefore, if vegetation is to be removed during the nesting season, a pre-construction nesting bird survey shall be conducted, and avoidance measures taken to ensure that no take of birds or their nests will occur per **Mitigation Measure BIO-1**.

### Level of Significance

With implementation of Mitigation Measure BIO-1 impacts will be less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

### Impact Analysis

According to the General Plan, significant trees are those trees that make substantial contributions to natural habitat or to the urban landscape due to their species, size, or rarity. In particular, California native trees should be protected.<sup>14</sup> According to the General Plan, other significant vegetation includes agricultural wind screen plantings, street trees, stands of mature native and non-native trees, and other features of ecological, aesthetic, and conservation value<sup>15</sup>.

According to the Habitat Assessment and MSHCP Consistency Analysis, the proposed Project site contains numerous non-native trees which are not or worthy of saving.

### Level of Significance

No Impact. This issue **WILL NOT** be further addressed in the forthcoming EIR.

<sup>13</sup> United States Fish and Wildlife Service, Migratory Bird Treaty Act, August 8, 2017, Available at: <https://www.fws.gov/birds/policies-and-regulations/laws-legislations/migratory-bird-treaty-act.php>

<sup>14</sup> City of Jurupa Valley, *General Plan Conservation and Open Space Element*, Policy COS-1.2.

<sup>15</sup>City of Jurupa Valley, *General Plan Conservation and Open Space Element*, Policy COS-1.3.

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

### Impact Analysis

The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan.<sup>16</sup> The plan provides coverage (including take authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to sensitive species.

The conclusions and recommendations from the MSHCP Consistency Analysis, prepared for the Project (Appendix B) are listed in Table 4.4-1:

**Table 4.4-1: MSHCP Consistency Analysis<sup>17</sup>**

MSHCP Element/Requirements	Project Site Status
Criteria Cell/Cell Group	The Project site is not located within a MSHCP Criteria Area or Criteria Cell Group.
Area Plan Subunit	The Project site is not located within a MSHCP Area Plan Subunit.
Habitat Management Unit	The Project site is not located within a Habitat Management Unit. The Project site is not located within or adjacent to MSHCP Conserved Lands. No requirements are imposed on the Project based on its presence in this habitat management unit.
MSHCP Conservation Areas	The Project site is not located within a MSHCP Conservation Area.
Public/Quasi Public (PQP) Conservation Land	The Project site is not located within Public/Quasi Public Conservation Land. However, the Project site does fall within 1,000 feet of a PQP Conservation Land (Existing Core A, the Santa Ana River). To ensure the Project does not cause adverse effects to the downstream waters, appropriate BMPs should be utilized to avoid impacts. BMPs could include silt fencing, dust control measures, and water quality testing. Post-construction water quality features should also be implemented including a storm drain system and water quality or detention basin(s).
Narrow Endemic Plants ( <i>MSHCP Section 6.1.3</i> )	The Project site is not located within the NEPSSA and focused narrow endemic plant surveys are not required for the Project.

<sup>16</sup> Regional Conservation Authority, Western Riverside County, *Multiple Species Habitat Conservation Plan*, June 17, 2003.

<sup>17</sup> Biological Technical Report and MSHCP Consistency Analysis, Appendix B.

Additional Species Surveys (including Burrowing Owl, Criteria Area Species, Amphibians, and Mammals) [MSHCP Section 6.3.2]	The Project site is not located within the Burrowing Owl Survey Area, the Avoided Area. Therefore, focused burrowing owl surveys will not be required for the Project. To maintain compliance with the MBTA and California Fish and Game Code, Mitigation Measure BIO-1 Migratory / Nesting Bird Survey and protection is required. No other additional species surveys are required per the MSHCP.
Riparian/Riverine Resources (MSHCP Section 6.1.2)	Riparian/riverine resources are not present within the Project Site. No changes in hydrology are expected as a result of this Project. Appropriate measures will be implemented during and after construction to prevent indirect impacts to Riparian/Riverine resources.
Vernal Pools (MSHCP Section 6.1.2)	No vernal pools or seasonal depressions are present onsite. No vernal pools were identified within the immediate vicinity of the Project and therefore no indirect impacts to vernal pools are anticipated.
Fairy Shrimp (MSHCP Section 6.1.2)	The Habitat Assessment and MSHCP Consistency Analysis found a lack of suitable habitat on the Project site, no impacts to fairy shrimp are anticipated.
Delhi-Sands flower-loving fly	Delhi Soil Series are not mapped within the Project site and therefore the site lacks suitable Delhi-Sands flower-loving fly habitat. No impacts to Delhi-Sands flower-loving fly are anticipated.
Guidelines Pertaining to Urban/Wildlands Interface (MSHCP Section 6.1.4)	The Project site is not located in or near a Conservation Area. It is anticipated however that there could be indirect impacts resulting from the proposed project. Potential indirect impacts include increased noise, human activity, and light levels. For each of the indirect impacts standard BMPs required for new construction along with required development and design standards will reduce potential indirect impacts to less than significant.

With implementation of **PPP 4.4-1 and Mitigation Measure BIO-1**, impacts related to conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan are less than significant.

#### Level of Significance

With implementation of Mitigation Measure BIO-1 impacts will be less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

## 4.5-Cultural Resources

The analysis in this section is based in part on the following technical report: *A Phase I Cultural Resources Investigation, TTM 38171*, McKenna et al., dated September 4, 2021, and is included as Appendix C .

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

### Impact Analysis

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

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

1. *A resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.*
2. *A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.*
3. *Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.*

#### *Historic Setting*

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

The Project area is located within portions of the history Jurupa Rancho (Stearns) and the Rubidoux Rancho – primarily within the Rubidoux Rancho. This general area was trafficked during historic times, specifically with respect to the Rubidoux ranch complex and the establishment of the Jurupa Ditch and the accessibility of irrigation water for local agricultural activities.

### *Research and Conclusions*

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

The California Historical Resources Information System (CHRIS) Eastern Information Center (EIC) indicated that 24 surveys were completed within a one-mile radius of the project site. The research indicates that there are no recorded surveys within the Project boundary.

The EIC records search and literature review revealed 10 cultural resources recorded within one mile of the Project Site. These resources range from an isolated fragment of amethyst glass to the large and complex Jensen Ranch. It is likely there is a prehistoric archaeological component within the Jensen Ranch, although not specifically noted. There are also irrigation features and standing commercial structures. None of the identified re-sources will be impacted by the proposed development project.

In addition, research failed to identify any National Register of Historic Places properties; no California State Landmarks; no California Register of Historical Resources; nor any California Points of Historical Interest in the immediate vicinity of the Project site.

### *Level of Significance*

No Impact. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

## Impact Analysis

### *Archaeological Setting*

Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains. A summary of previous findings cited in the *Phase I Cultural Resources Assessment* relating to the archaeological setting are summarized below:

- No significant archaeological or cultural resources were identified during the research and site survey. Four previous surveys were completed on the site Tang et al. (2005); Dice (2009); Kraft and Smith (2014 and 2016) and also failed to result in any discoveries.

### *Research and Conclusions*

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

The recent research identified the Project site as having a low level of sensitivity for prehistoric archaeological resources, a low to moderate level of sensitivity for evidence of historic archaeological resources, and a moderate to high paleontological resources. The intensive survey of the property failed to yield any evidence of prehistoric or historic archaeological resources. While there is always a potential for buried resources, the potential is relatively low and, with no evidence of bedrock outcroppings and the extensive farming conducted over decades, it is unlikely buried resources will be identified within the Project site. However, since the area is still considered slightly sensitive (resources have been recorded within one mile), should any evidence of prehistoric archaeological resources be encountered during grading activities, the following mitigation measures are required:

### Mitigation Measure(s)

Prior to the issuance of a grading permit, the following notes shall be placed on the grading plan: findings shall be prepared by the archaeologist and submitted to the City of Jurupa Valley Community Development Department and the Eastern Information Center.

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

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

**MM-CR-2: Archeological Treatment Plan:** The Project Archaeologist shall prepare and implement a treatment plan to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall be per CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code § 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementing archaeological data recovery excavations to remove the resource and subsequent laboratory processing and analysis. If historic Native American tribal cultural resources are involved, the Treatment Plan shall be coordinated with the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through TCR-3 of the Initial Study for MA21256.

**MM-CR-3: Final Report:** A final report containing the significance and treatment findings shall be prepared by the Project Archaeologist and submitted to the City of Jurupa Valley Community Development Department and the Eastern Information Center, University of California, Riverside. If a historic tribal cultural resource is involved, a copy shall be provided to the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through 3 of the Initial Study for MA21256.

Level of Significance

With implementation of Mitigation Measures CR-1, CR-3, and CR-3 impacts will be less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

Impact Analysis

*Plans, Policies, or Programs (PPP)*

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

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

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

Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

## 4.6-Energy

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

### Impact Analysis

#### Construction Energy Analysis

Construction of the Project would require the use of fuel and electric powered equipment and vehicles for construction activities. The majority of activities would use fuel powered equipment and vehicles that would consume gasoline or diesel fuel. Heavy construction equipment (e.g., dozers, graders, backhoes, dump trucks) would be diesel powered, while smaller construction vehicles, such as pick-up trucks and personal vehicles used by workers would be gasoline powered. The majority of electricity use would be from power tools. The anticipated construction schedule assumes the Project would be built in approximately 19 months with off-road equipment. The consumption of energy would be temporary in nature and would not represent a significant demand on available supplies. There are no unusual characteristics that would necessitate the use of fuel or electricity that would be less energy efficient than at comparable construction sites in the region or State.

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

In addition, as required by state law<sup>18</sup>, idling times of construction vehicles is limited to no more than five minutes, thereby minimizing, or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Equipment

<sup>18</sup> California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling.

employed in construction of the Project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

### Operation Energy Analysis

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

### Transportation Energy Demands

Energy that would be consumed by Project-generated traffic is a function of total vehicles miles traveled (VMT) and estimated vehicle fuel economies of vehicles accessing the Project site. The Project will result in 988,040 Annual VMT and an estimated annual fuel consumption of 34,583 gallons of fuel.<sup>19</sup>

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

### Operational Energy Demands

Occupancy of the single-family residences would result in the consumption of natural gas and electricity. Energy demands are estimated at 876,895 kBtu/year of natural gas and 270,949 kWh/year of electricity.<sup>20</sup> Natural gas would be supplied to the Project by SoCalGas and electricity would be supplied by SCE. The Project proposes single-family homes reflecting contemporary energy efficient/energy conserving designs and operational programs. The Project does not propose uses that are inherently energy intensive and the energy demands in total would be comparable to other single-family land use projects of similar scale and configuration. Lastly, the Project will comply with the applicable Title 24 standards. Compliance itself with applicable Title 24 standards will ensure that the Project energy demands would not be inefficient, wasteful, or otherwise unnecessary.

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

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<sup>19</sup> Appendix A, *Air Quality and Greenhouse Gas Assessment*.

<sup>20</sup> Appendix A, *Air Quality and Greenhouse Gas Assessment*.

### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

### Impact Analysis

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

### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

## 4.7 Geology And Soils

The following analysis is based in part on the following technical report: *Soil Investigation, Infiltration, and Liquefaction Evaluation Report*, Soil Exploration Company, Inc., July 5, 2021, and is included as Appendix D.

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

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

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

### Impact Analysis

#### *Plans, Policies, or Programs (PPP)*

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

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

The Project site is in a seismically active area of Southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the Southern California area. As a mandatory condition of Project approval, the Project would be required to conduct site preparation and grading as well as construct the proposed structures in accordance with the approved recommendations included in the Geotechnical Evaluation prepared for the Project. (Appendix D).

#### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

### Impact Analysis

#### *Plans, Policies, or Programs (PPP)*

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

**PPP 4.7-1** shall apply.

According to General Plan<sup>21</sup> the Project site has a high potential for liquefaction. As part of the *Soil Investigation, Infiltration, and Liquefaction Evaluation Report* for the Project liquefaction analysis for the subject property was performed. Results from the evaluation indicate that the property has a safety factor of 5.0 against liquefaction, indicating the potential for liquefaction would be low.

Per **PPP 4.71-** as a mandatory condition of Project approval, the Project would be required to conduct site preparation and grading as well as construct the proposed structures in accordance with the recommendations included in the : *Soil Investigation, Infiltration, and Liquefaction Evaluation Report* prepared for the Project. (Appendix D).

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

*Significance Criteria:* If the project is not located within the High or Very High zone per General Plan Figure 8-6: Landslide Susceptibility in Jurupa Valley, it is presumed to have no impact absent substantial evidence to the contrary.

### Impact Analysis

<sup>21</sup> City of Jurupa Valley, General Plan Safety Element, *Figure 8-5: Liquefaction Susceptibility in Jurupa Valley.*

Evidence of ancient landslides or slope instabilities at this site was not observed during the geotechnical investigation. The geotechnical investigation concluded that the proposed development is in an area of relatively flat terrain, additionally the site is a significant distance from any up-gradient steep slopes, and no landslides have been mapped in the immediate area, therefore risk of seismically induced landsliding to affect the proposed development is negligible.

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

### Level of Significance

No Impact. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

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

### Impact Analysis

#### Construction

Grading and construction activities would expose and loosen topsoil, which could be eroded by wind or water. The Municipal Code requires the preparation of a Stormwater Pollution Prevention Plan to address site-specific conditions related to these activities<sup>22</sup>. The plan will identify potential sources of erosion and sedimentation loss of topsoil during construction and identify erosion control measures to reduce or eliminate the erosion and loss of topsoil, such as use of silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding.

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

#### Operation

The proposed Project includes installation of landscaping throughout the Project site and areas of loose topsoil that could erode by wind or water would not exist upon operation of the Project. In the proposed condition, storm water will flow to the internal street system and be conveyed to the southwest across the Project site towards the water quality and detention basin. The use of detention basins reduces the potential for stormwater to erode topsoil downstream.

<sup>22</sup> City of Jurupa Valley, Municipal Code, Chapter 6.05.010, *Storm Water/Urban Runoff Management and Discharge Controls*.

### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

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

### Impact Analysis

#### *Plans, Policies, or Programs (PPP)*

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

**PPP 4.7-1** shall apply.

Landslides, lateral spreading, subsidence, liquefaction, and collapse as a result of an earthquake are largely dependent on the underlying geologic conditions (e.g., bedrock, type of soil, and the depth of the water table). The site is composed of alluvial soils consisting of medium dense to very dense silty sand underlain with very dense Quartz Diorite bedrock at depths of 2 to 16 feet. Groundwater was not encountered during on-site exploratory borings to a depth of 50 feet, the water table measured at a well in the vicinity of the site (0.8 miles NE) is at a depth of 67 to 70 feet bgs.

Landslides: The site is relatively flat and not in an area of rocky mountain slopes where Earthquake-induced hazards from slope instability or tumbling rocks would occur.

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

slopes. Subsurface information obtained for the *Soil Investigation, Infiltration, and Liquefaction Evaluation Report* indicate that the soil deposits underlying the property are not susceptible to liquefaction or seismically induced settlement. Based on currently available procedures, the site does not appear to be susceptible to (lateral spread) ground surface disruption during a moderate seismic event.

Subsidence/Collapse: Land subsidence can occur in various ways during an earthquake. Large areas of land can subside drastically during an earthquake because of offset along fault lines. Land subsidence can also occur as a result of settling and compacting of unconsolidated sediment from the shaking of an earthquake. Cohesive soils such as clay and silt are particularly likely to cause subsidence since they shrink and swell depending on their moisture content. According to the USGS Land Subsidence in California Map, the Project site is not located in an area where subsidence has occurred.<sup>23</sup>

Liquefaction: The occurrence of liquefaction is restricted to certain geologic and hydrologic environments, primarily in areas with recently deposited sands and silts (usually less than 10,000 years old) with high ground-water levels. It is most common where the water table is at a depth of less than 30-feet. As noted in the response to Threshold 4.7 (a2), according to General Plan<sup>24</sup> the Project site has a high potential for liquefaction. As part of the *Soil Investigation, Infiltration, and Liquefaction Evaluation Report* for the Project liquefaction analysis for the subject property was performed. Results from the evaluation indicate that the property has a safety factor of 5.0 against liquefaction, indicating the potential for liquefaction would be low.

Per **PPP 4.71-** as a mandatory condition of Project approval, the Project would be required to conduct site preparation and grading as well as construct the proposed structures in accordance with the recommendations included in the *Soil Investigation, Infiltration, and Liquefaction Evaluation Report* prepared for the Project. (Appendix D).

### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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<sup>23</sup> USGS Land Subsidence in California: [https://ca.water.usgs.gov/land\\_subsidence/california-subsidence-areas.html](https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html)

<sup>24</sup> City of Jurupa Valley, General Plan Safety Element, *Figure 8-5: Liquefaction Susceptibility in Jurupa Valley*.

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

*Significance Criteria:* The project site is located on soil that has an EI Expansion Potential >20 according to the results of the laboratory testing performed in accordance with ASTM D 4829.

## Impact Analysis

### *Plans, Policies, and Programs*

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

**PPP 4.7-1** shall apply.

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

The expansion index, *EI*, value is used by engineers and other professionals as an indicator of the soil’s swelling potential. According to American Society for Testing & Materials (ASTM) Standard D4829, soil having an expansion potential of greater than 91 is considered to be expansive soil. Based on laboratory testing, the materials present near the ground surface have an Expansion Index  $EI < 20$  which is less than an Expansion Index of greater than 91. As such, risks from expansive soils are considered to be very low. Notwithstanding, the Project would be required to construct the proposed structures in accordance with the approved recommendations included in the *Soil Investigation, Infiltration, and Liquefaction Evaluation Report* prepared for the project (Appendix D).

### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

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

### Impact Analysis

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

### Level of Significance

No Impact. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

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

*Significance Criteria (Unique Geologic Feature):* A geologic feature is unique if it is a geologic formation that is exclusive locally or regionally.

The following analysis is based in part on the following technical report: *A Phase I Cultural Investigation*, McKenna et al., dated September 4, 2021, and is included as Technical Appendix C.

### Impact Analysis

General Plan Figure 4-18- Paleontological Sensitivity, indicates that the site has a high sensitivity (Ha) designation for finding paleontological resources<sup>25</sup>. As part of the Phase I Cultural Investigation (Appendix C), a paleontological overview was prepared by Dr. Samuel McLeod of the Natural History Museum of Los Angeles County. This overview included a review of applicable

<sup>25</sup> City of Jurupa Valley, General Plan, *Conservation and Open Space Element, Figure 4-18, Paleontological Sensitivity.*

literature, geologic maps, and the identification of local resources known to the Museum and concluded that the rated sensitivity for Paleontological Resources was Moderate to High.

McLeod (2020) indicated that excavations in the exposed igneous rocks will not uncover any recognizable fossils, shallow excavations into older Quaternary Alluvium may not encounter significant vertebrate fossils, however deeper excavations may encounter fossil vertebrates. Therefore, the following mitigation measures are required.

### **Mitigation Measures**

**MM-GEO-1: Paleontological Monitoring.** Prior to the issuance of grading permits, a qualified Paleontologist shall be retained to conduct monitoring as necessary during ground-disturbing activities such as vegetation removal, grading, and other excavations related to the project. The Paleontologist shall be present at the pre-grade conference and shall establish a schedule for paleontological resource surveillance based on the nature of planned activities. The Paleontologist shall establish, in cooperation with the lead agency, procedures for temporarily halting or redirecting work, if any is ongoing, to permit the sampling, identification, and evaluation of cultural resources as appropriate. If the paleontological resources are found to be significant, the Paleontologist/Monitor shall determine appropriate actions, in cooperation with the lead agency, for exploration and/or salvage. Significant sites that cannot be avoided will require data recovery measures and shall be completed upon approval of a Data Recovery Plan.

**MM-GEO-2: Paleontological Treatment Plan.** Prior to the issuance of grading permits, a qualified paleontologist shall be retained to observe ground-disturbing activities and recover fossil resources as necessary when construction activities will impact the older Quaternary Alluvium. The Paleontologist will attend the pre-grade conference and establish procedures and protocols for paleontological monitoring and to temporarily halt ground-disturbing activities to permit sampling, evaluation, and recovery of any discovery. Substantial excavations below the uppermost layers (more than 3 feet below surface) should be monitored. Sediment samples should be recovered to determine the small-fossil potential of the site. If a discovery is determined to be significant, additional excavations and salvage of the fossil may be necessary to ensure that any impacts to it are mitigated to a less than significant level.

### *Unique Geologic Feature*

The Project site is moderately sloping towards the northeast. The site is composed of alluvial soils consisting of medium dense to very dense silty sand underlain with very dense Quartz Diorite bedrock at depths of 2 to 16 feet. Groundwater was not encountered during on-site exploratory borings to a depth of 50 feet, the water table measured at a well in the vicinity of the site (0.8 miles NE) is at a depth of 67 to 70 feet bgs. The Project site does not contain a geologic feature that is unique or exclusive locally or regionally.

### *Level of Significance*

With implementation of Mitigation Measure GEO-1 and GEO-2 impacts will be less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

## 4.8 Greenhouse Gas Emissions

The following analysis is based in part on the following technical report: *Air Quality and Greenhouse Gas Analysis*, RK Engineering Group, Inc., August 13, 2021, and is included as Appendix A.

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

### Impact Analysis

#### *Plans, Policies, or Programs (PPP)*

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

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

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

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

*Thresholds of Significance*

A final numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin has not been established by the South Coast Air Quality Management District. General Plan Policy AQ 9.5 requires the City to utilize the SCAQMD Draft GHG thresholds to evaluate development proposals until the City adopts a Climate Action Plan (CAP). The City has determined that the SCAQMD’s draft threshold of 3,000 MTCO<sub>2e</sub> per year is appropriate for residential land use development projects. The 3,000 MTCO<sub>2e</sub> threshold is based on the SCAQMD staff’s proposed GHG screening threshold for stationary source emissions for non-industrial projects, as described in the SCAQMD’s Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans (“SCAQMD Interim GHG Threshold”). The SCAQMD Interim GHG Threshold identifies a screening threshold to determine whether additional analysis is required. This threshold is also consistent with the SCAQMD’s draft interim threshold Tier 3.

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

**Table 4.8-1: Annual Greenhouse Gas Emissions**

Emission Source	Total Emissions (MTCO <sub>2e</sub> per year)
Annual construction-related emissions amortized over 30 years	24.42
Area Source	8.27
Energy Source	56.73
Mobile Source	322.27
Waste	18.97
Water Usage	10.28
<b>Total CO<sub>2</sub>E (All Sources)</b>	<b>440.94</b>
<b>Screening Threshold (CO<sub>2</sub>E)</b>	<b>3,000</b>
<b>Threshold Exceeded</b>	<b>NO</b>

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

As shown on Table 4.8-1, the Project has the potential to generate a total of approximately 440.94 MTCO<sub>2e</sub> per year. As such, the Project would not exceed the City’s screening threshold of 3,000 MTCO<sub>2e</sub>. Thus, Project-related emissions would not have a significant direct or indirect

impact on greenhouse gas emissions that could impact climate change and no mitigation or further analysis is required.

Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

Impact Analysis

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

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

jurisdictions align local plans and programs with the regional growth vision through a series of technical assistance and funding programs.

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

The City is in the process of preparing a Climate Action Plan (CAP) in conjunction with WRCOG which will identify specific policies and regulations that are directed at the project level. Until such time that the City adopts a CAP, the Project is evaluated for consistency with the following plans, policies, or regulations to reduce greenhouse gas (GHG) emissions as shown in Table 4.8.2, *Consistency with GHG Reduction Measures*.

**Table 4.8.2. Consistency with GHG Reduction Measures**

GHG Reduction Measure	Consistency Analysis
<b>General Plan</b>	
<b>AQ 9.5 GHG Thresholds.</b> Utilize the SCAQMD Draft GHG thresholds to evaluate development proposals until the City adopts a Climate Action Plan (CAP).	The City has determined that the SCAQMD’s draft threshold of 3,000 MTCO <sub>2</sub> e per year is appropriate for this Project. GHG emissions are 440.94 which is less than the 3,000 MTCO <sub>2</sub> e threshold.
<b>CSSF 2.44 Drought-Tolerant Landscaping.</b> Require the use of drought-tolerant landscaping in all new development.	The Project is required to comply with Section 9.283 (Water Efficient Landscape Design Requirement) of the City of Jurupa Valley Municipal Code.
<b>LUE 11.6 Energy Efficiency.</b> Require development projects to use energy efficient design features in their site planning, building design and orientation, and landscape design that meet or exceed state energy standards.	The Project is required to submit building plans and is required to meet CALGreen Codes, CA Title 24 Energy Efficiency Standards, and City’s water efficient landscape requirements; therefore, the Project is determined to be consistent with General Plan Policy LUE 11.6.
<b>ME 3.9 Pedestrian Facilities.</b> Public streets shall provide pedestrian facilities in accordance with adopted City standards. Sidewalks shall be separated from the roadway by a landscaped parkway, except where the Community Development Director determines that attached sidewalks are appropriate due to existing sidewalk location, design, or other conditions.	Parkway improvements on Riverview Drive include curbing & gutter, adjacent landscaping, Class III bicycle lane, secondary equestrian trail, and sidewalks.
<b>ME 3.36 Bicycle Improvements</b> Conditionally Required. Require the construction or rehabilitation of bicycle facilities and/or “bicycle-friendly” improvements as a condition of approving new development, in accordance with Zoning Ordinance standards	The Project is providing sidewalks and improvements that will allow for biking and walking throughout the development and connecting walks/bike lane along Riverview Drive.
<b>Municipal Code</b>	
<b>Energy Efficiency</b>	As required by Municipal Code Section 8.05.010 (7), California Energy Code, prior to issuance of a building

GHG Reduction Measure	Consistency Analysis
	permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with this section.
<b>Green Buildings</b>	As required by Municipal Code Section 8.05.010 (8), <i>California Green Building Standards Code</i> , prior to issuance of a building permit, the Project proponent shall submit plans in compliance with this code section.
<b>Water Conservation</b>	The Project will comply with <i>Chapter 9.283. - Water Efficient Landscape Design Requirements</i> .
<b>Solid Waste Reduction</b>	The Project shall comply with Section 4.408 of the <i>2013 California Green Building Code Standards</i> , which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills.

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

#### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

## 4.9-Hazards And Hazardous Materials

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

*Phase I Environmental Assessment*, Robin Environmental Management (REM), July 17, 2021, and is included as Appendix E.

*Airport Land Use Commission (ALUC) Development Review*, File No. ZAP1100RI20, and is included as Appendix F.

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

*Significance Criteria:* 1) The project handles a hazardous material or mixture containing a hazardous material (see definitions above) that has a quantity at any one time during the reporting year equal to or greater than the amounts specified by Health and Safety Code §25507 et seq. 2) The project handles or store hazardous materials in a quantity equal or greater to the amounts specified by Health and Safety Code §25507 **and** is located within designated 100- or 500-year flood zones.

### Impact Analysis

#### *Existing Conditions*

The subject site is mainly vacant with a single-family residence and associated yard in the northwest corner of the property. The Phase I Environmental Assessment observed no pits, ponds, swamps, dry wells, or lagoons on the subject property. Additionally, no significant surface staining was observed on the vacant unpaved areas or the building area of the site.

#### *Construction Activities*

Heavy equipment that would be used during construction of the proposed Project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills,

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

Construction contractors are required to comply with all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited to requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, South Coast Air Quality Management District, and the Santa Ana Regional Water Quality Control Board. As such, impacts due to construction activities would not cause a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. A less than significant impact would occur.

#### *Operational Activities*

The Project site would be developed with residential land uses which is a land use not typically associated with the transport, use, or disposal of hazardous materials. Although residential land uses may utilize household products that contain toxic substances, such as cleansers, paints, adhesives, and solvents, these products are usually in low concentration and small in amount and would not pose a significant risk to humans or the environment during transport to/from or use at the Project site.

Pursuant to State law and local regulations, residents would be required to dispose of household hazardous waste (e.g., batteries, used oil, old paint) at a permitted household hazardous waste collection facility. Accordingly, the Project would not expose people or the environment to significant hazards associated with the disposal of hazardous materials at the Project site. Long-term operation of the Project would not expose the public or the environment to significant hazards associated with the transport, use, or disposal of hazardous materials.

#### *Level of Significance*

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

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

### Impact Analysis

The Project site is not located within one-quarter (0.25) mile of a mile from an existing or proposed school. From the Project site, the nearest schools are Peralta Elementary School located approximately 0.5 miles Southwest, Pacific Avenue Academy of Music located approximately 0.5 miles Northeast, West Riverside Elementary School located approximately 1 mile Northeast, and Rubidoux High School located approximately 1 mile North. In addition, as discussed in the responses to issues 4.9 (b) and 4.9 (c) above, all hazardous or potentially hazardous materials would comply with all applicable federal, State, and local agencies and regulations with respect to hazardous materials. Therefore, regardless of the proximity of planned or proposed schools, the Project will not impact schools.

### Level of Significance

No Impact. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

*Significance Criteria:* The project site is identified on any of the following: 1) List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database; List of Leaking Underground Storage Tank Sites from the State Water Board’s GeoTracker database; List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit.; List of “active” CDO and CAO from Water Board; or 5) List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

### Impact Analysis

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

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

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

The results of the Phase I Environmental Site Assessment prepared for the Project (Appendix E), are summarized in Table 4.9-1 below:

**Table 4.9-1: Summary of Site Reconnaissance**

Item	Concerns	Comments
General Housekeeping	No	No concerns observed.
Surface Spills	No	No concerns observed.
Stained Surfaces	No	No concerns observed.
Fill Materials	No	No concerns observed.
Pits/Ponds/Lagoons	No	No concerns observed.
Surface Impoundments	No	No concerns observed.
ASTs/USTs	No	No concerns observed.
Distressed Vegetation	No	No concerns observed.
Wetlands	No	No concerns observed.
Electrical Substations	No	No concerns observed.
Areas of Dumping	No	No concerns observed.
Transformers Waste/Scrap Storage	No	No concerns observed.
Chemical Use/Storage	No	No concerns observed.

Source: Phase I Environmental Site Assessment, TA-Group DD

### Recognized Environmental Conditions

Based on the Phase I Environmental Site Assessment no Recognized Environmental Conditions (REC) or Historic Recognized Environmental Conditions (HREC) were recorded on the Project Site.

### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

## Impact Analysis

### Airport Land Use Compatibility

The nearest airport is Flabob Airport located approximately 0.5 miles East of the Project site. According to *Map FL-1, Riverside Municipal Airport Land Use Compatibility Plan*, the Project site is located within two airport compatibility Zones C (17.95 acres) and D (0.6 acres).<sup>26</sup> Zone C requires a land use density less than or equal to 0.2 dwelling units per acre and 20% open space requirement with a minimum width of 75 feet and length of 300 feet and free of most structures and other major obstacles such as walls, large trees, or poles, and overhead wires. The open land requirements for each compatibility zone are applied with respect to the entire zone at a general or specific plan level or when a project is 10 acres or more.

The density of the proposed Project is 1.60 dwelling units per acre which is greater than the Zone C maximum density of 0.2 dwelling units per acre and inconsistent with the Zone D densities of less than 0.2 du/acre or greater than 5 du/acre.

The Airport Land Use Commission (ALUC) conducted a development review of the project (File #ZAP1036FL21) and on October 14, 2021, found the Project INCONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan and as such the proposed Project presents a potential significant or significant impact.

### Airport Noise

The Project consists of single-family residences and will not expose people to excessive aircraft noise. The nearest airport is Flabob Airport located approximately 0.5 miles east of the Project site. According to *Map FL-3, Noise Compatibility Contours Riverside County Airport, Land Use Compatibility Plan for Flabob Airport*, a portion of the Project site is located within the 55 CNEL to 60 CNEL Noise Impact Zone. The Riverside Municipal Airport Land Use Compatibility Plan states that single-family residential land uses are an acceptable land use within the 55 to 60 CNEL noise

<sup>26</sup> Riverside County Airport Land Use Commission, *Riverside County Airport Land Use Compatibility Plan*, October 2004. Available at: <https://www.rcaluc.org/Plans/New-Compatibility-Plan>

contour. The proposed Project is also located in Compatibility Zone C which requires a minimum noise level reduction (NLR) (outside to inside) of 20 dB. The Project’s Noise Impact Study found that the expected noise levels from the Flabob Airport at the project site fall within the normally acceptable limit (less than 60 dBA). Therefore, the exterior noise impact from the airport would be within the allowable limits for residential land uses and the project is considered compatible with the surrounding land use and noise environment. Additionally, standard building design and construction methods would provide adequate noise attenuation to comply with the indoor noise standard of 45 CNEL and thereby not expose residents of the Project to excessive noise levels.

**Level of Significance**

Potentially significant. This issue **WILL** be further addressed in the forthcoming EIR.

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

**Impact Analysis**

Access to the Project site is proposed from Riverview Drive. The Project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction and long-term operation, the Project would be required to maintain adequate emergency access for emergency vehicles.

Street design and improvements are required to meet City and County of Riverside standards and will not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures.

**Level of Significance**

Potentially significant. This issue **WILL** be further addressed in the forthcoming EIR.

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

### Impact Analysis

According to the General Plan<sup>27</sup>, the Project site is not located within a high wildfire hazard area. (Also refer to analysis under Issue 4.20, Wildfire).

### Level of Significance

Potentially significant. This issue **WILL** be further addressed in the forthcoming EIR.

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<sup>27</sup> City of Jurupa Valley, General Plan Safety Element, *Figure 8-10: Wildfire Severity Zones in Jurupa Valley*.

## 4.10-Hydrology And Water Quality

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

- *Hydrology Study*; Hunsaker and Associates; March 2022. (Appendix G).
- *Preliminary WQMP*, Adkan Engineers; June 28, 2021. (Appendix H).
- *Water and Sewer Will Serve Letter*, Rubidoux Community Services District, October 19, 2021. (Appendix I).

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

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

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

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

### Impact Analysis

#### *Plans, Policies, or Programs (PPP)*

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

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

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

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

### Water Quality Standards

The Porter-Cologne Water Quality Control Act<sup>28</sup> defines water quality objectives (i.e., standards) as “...the limits or levels of water quality constituents or characteristics which are established for the reasonable protection of beneficial uses of water or the prevention of nuisance within a specific area” [(§13050 (h))].<sup>29</sup>

### Construction Impacts (Water Quality Standards)

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

The Municipal Code requires the Project to obtain a National Pollutant Discharge Elimination System Municipal Stormwater Permit for construction activities<sup>30</sup>. The permit is required for all Projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area.

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

<sup>30</sup> City of Jurupa Valley, *Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls*. Available at: [https://library.municode.com/ca/jurupa\\_valley/codes/code\\_of\\_ordinances?nodeId=TIT6HESA\\_CH6.05STWAURRUMADICO](https://library.municode.com/ca/jurupa_valley/codes/code_of_ordinances?nodeId=TIT6HESA_CH6.05STWAURRUMADICO)

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

#### Operational Impacts (Water Quality Requirements)

Storm water pollutants commonly associated with the type of land uses that could occupy the proposed structures include sediments, nutrients, trash and debris, bacteria and viruses, oil and grease, and pesticides. Pursuant to the requirements of the Municipal Code<sup>31</sup>, a Water Quality Management Plan (WQMP) is required for managing the quality of storm water or urban runoff that flows from a developed site after construction is completed and the facilities or structures are occupied and/or operational. The Preliminary WQMP prepared for the Project (Appendix H), proposes to divert surface runoff to the water quality and storm detention basin located at the Southwest corner of the site.

#### Waste Discharge Requirements

Waste Discharge Requirements are issued by the Santa Ana Regional Board under the provisions of the California Water Code, Division 7 “Water Quality,” Article 4 “Waste Discharge Requirements.”<sup>32</sup> These requirements regulate the discharge of wastes which are not made to surface waters, but which may impact the region’s water quality by affecting underlying groundwater basins. Discharge requirements are issued for Publicly Owned Treatment Works’ wastewater reclamation operations, discharges of wastes from industries, subsurface waste discharges such as septic systems, sanitary landfills, dairies, and a variety of other activities which can affect water quality.

#### Operational Impacts (Waste Discharge Requirements)

To facilitate proper funding and management of sanitary sewer systems, the Rubidoux Community Services District has adopted *Sewer System Management Plan*<sup>33</sup> (SSMP) that includes provisions to provide proper and efficient management, operation, and maintenance of sanitary sewer systems. Additionally, the SSMP contains a spill response plan that establishes standard procedures for immediate response to a sanitary sewer overflow in a manner designed to minimize water quality impacts and potential nuisance conditions. By connecting to the Rubidoux Community Services District sewer system, the Project will not violate any waste discharge requirements.

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<sup>31</sup> Ibid.

<sup>32</sup> California Water Boards, *Waste Discharge Requirements Program*, July 3, 2020. Available at: [https://www.waterboards.ca.gov/water\\_issues/programs/waste\\_discharge\\_requirements/](https://www.waterboards.ca.gov/water_issues/programs/waste_discharge_requirements/)

<sup>33</sup> <https://www.rcsd.org/files/4df24e617/SSMP+2021.pdf>

### Level of Significance

With implementation of PPP 4.10-1 through 4.10-4. Impacts are less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

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

### Impact Analysis

#### Groundwater Supplies

According to the Water and Sewer “Will-Serve Letter” issued for the Project (Appendix I), water service will be provided to the Project by the Rubidoux Community Services District (RCSD). The district’s wells are located within the Chino Ground Water Basin. The Basin is adjudicated, which means if RCSD extracts water that exceeds the safe yield (i.e., the rate at which groundwater can be withdrawn without causing long-term decline of water levels), RCSD may incur a replenishment obligation, which is used by the Watermaster to recharge the ground water basin with State Water Project water. The Basin has been maintained by the Watermaster in a safe yield condition under this method of operation. Therefore, the Project is not anticipated to contribute to a substantial depletion of groundwater supplies.

#### Sustainable Groundwater Management

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

As noted above, the Project’s groundwater supplies come from an adjudicated basin. Adjudicated basins are exempt from the 2014 Sustainable Groundwater Management Act (SGMA) because such basins already operate under a court-ordered management plan to ensure the long-term sustainability of the Basin. No component of the Project would obstruct with or prevent

implementation of the management plan for the Basin. As such, the Project’s construction and operation would not conflict with any sustainable groundwater management plan.

**Level of Significance**

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

**Impact Analysis**

Existing Condition

In the existing condition site drainage sheet flows across the property to the southeast corner of the property along Riverview Drive.

Proposed Condition

In the proposed condition, the existing drainage path will drain towards the water quality and storm detention basin located at the southeast corner of the site. During construction, the Project is also required to implement a Stormwater Pollution Control Plan per PPP 4.10-1, PPP 4.10-2, and PPP 4.10-3.

As proposed, the design of the storm drain system will not result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; create or contribute runoff water which would exceed the

capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff or impede or redirect flood flows.

#### Level of Significance

With implementation of PPP 4.10-1 through 4.10-4. Impacts are less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

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

#### Impact Analysis

According to the General Plan<sup>34</sup>, the Project site is not located within a flood hazard zone. According to the California Department of Conservation, California Official Tsunami Inundation Maps<sup>35</sup>, the site is not located within a tsunami inundation zone. In addition, the Project would not be at risk from seiche because there is no water body in the area of the Project site capable of producing as seiche.

#### Level of Significance

No Impact. This issue **WILL NOT** be further addressed in the forthcoming EIR.

<sup>34</sup> City of Jurupa Valley, *General Plan Figure 8-9: Flood Insurance Rate Map (FIRM)*.

<sup>35</sup> California Department of Conservation, *California Official Tsunami Inundation Maps*, <https://www.conservation.ca.gov/cgs/tsunami/maps#:~:text=Coordinated%20by%20Cal%20OES%2C%20California,considered%20tsunamis%20for%20each%20area.>, accessed April 19, 2022.

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

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

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

### Impact Analysis

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

### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

## 4.11-Land Use And Planning

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

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

### Impact Analysis

An example of a Project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The Project is in an area largely characterized by estate residential, rural residential and single-family residential developments. The Project site is approximately 19.36 acres and is bordered by Limonite Frontage Road to the west/northwest, and Riverview Drive to the east/southeast with existing single-family residential to the north and rural residential adjacent to the south. As such, the Project will not divide an established community.

### Level of Significance

No Impact. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

*Significance Criteria:* If the analysis in the Initial Study demonstrates that there are no significant environmental impacts, then the project is consistent with the General Plan, South Coast Air Quality Management District’s Final 2016 Air Quality Management Plan, California Air Resources Board Scoping Plan, Western Riverside County Multiple Species Habitat Conservation Plan, Santa Ana Regional Water Quality Control Board’s Santa Ana Region Basin Plan, and any other applicable plan whose purposes is to avoid or mitigate an environmental effect. Impacts are presumed to be less than significant absent substantial evidence to the contrary

### Impact Analysis

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

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

With the exception of the Airport Land Use Compatibility inconsistency as indicated in threshold 4.9(e) in Section 4.9 of this document, the Project would not conflict with any other applicable land use plan, policy, or regulation, including but not limited to the *General Plan*, or the with implementation of the PPP’s and Mitigation Measures throughout this Initial Study.

### Level of Significance

Potentially significant. This issue **WILL** be further addressed in the forthcoming EIR.

## 4.12-Mineral Resources

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

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

### Impact Analysis

According to the General Plan<sup>36</sup> the Project site is located within Mineral Resource Zone (MRZ) 3, which is defined as “Areas containing known or inferred mineral occurrences of undetermined mineral resources significance.” However, no mineral resource extraction activity is known to have ever occurred on the Project site. Accordingly, implementation of the Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California.

### Level of Significance

No Impact. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

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

### Impact Analysis

The General Plan Open Space, Mineral Resources (OS-MIN) land use designation is intended for mineral extraction and processing and includes areas held in reserve for future mineral extraction

<sup>36</sup> City of Jurupa Valley, *General Plan Figure 4-16: Jurupa Valley Mineral Resources*.

and processing.<sup>37</sup> The Project site is delineated as EDR (Estate); therefore, the Project is not delineated on the General Plan, a specific plan, or other land use plan as a locally important mineral resource recovery site.

#### Level of Significance

No Impact. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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<sup>37</sup> City of Jurupa Valley, *General Plan Land Use Element*, p.2-28.

## 4.13-Noise

The following analysis is based in part on the following technical report: *Noise Impact Study*, RK Engineering Group, Inc., dated August 13, 2021, and is included as Appendix J.

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

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

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

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

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

### Impact Analysis

#### Existing Ambient Noise Levels

The primary source of noise in the area is from vehicle traffic from Limonite Avenue. As part of the Noise Impact Study 24-hour ambient noise measurements were taken on the Project site near Limonite Frontage Road and Riverview Drive with 24-Hour CNEL measurements of 64.8 dBA and 57.5 dBA respectively.

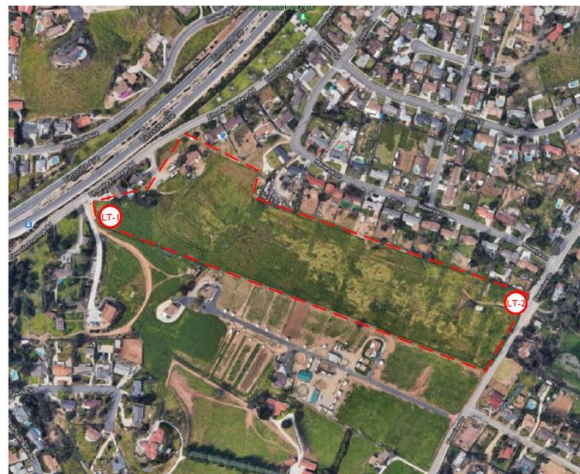
#### Noise Receiver Locations

**Table 4.13-1 24-Hour Ambient Noise Levels at Receiver Locations**

Location	Description	Average Noise Level (dBA Leq)		CNEL
		Daytime	Nighttime	
LT-1	Located northwestern property line approximately 160 feet from the Limonite Frontage Road and approximately 25 feet from the western property line.	61.7	56.6	64.8
LT- 2	Located southern property line approximately 35 feet from the centerline of the Riverview Drive and 60 feet from the eastern property line.	52.3	50.0	57.5

Source: Noise Impact Study (Appendix J).

**Figure 4.13-1 Noise Measurement Locations**



Construction Noise Impact Analysis

Noise levels associated with the construction will vary with the different types of construction equipment. Table 4.13-2, *Typical Construction Equipment Noise Levels* identifies the level of noise generated by construction equipment.

**Table 4.13-2. Typical Construction Equipment Noise Levels**

Type	Lmax (dBA) at 50 Feet
Backhoe	80
Grader, Dozer, Excavator, Scraper	85
Truck	88
Concrete Mixer	85
Pneumatic Tool	85
Pump	76

Type	Lmax (dBA) at 50 Feet
Saw, Electric	76
Air Compressor	81
Generator	81
Paver	89
Roller	74

Source: FTA Transit Noise and Vibration Impact Assessment Manual.

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

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

1. Portions of the Project site are located within 50-feet of the nearest residential uses located to the east of the Project site. Therefore, the Project contractors must limit construction activities during the days and times required by Mitigation Measure NOI-1.

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

Construction noise will have a temporary or periodic increase in the ambient noise level above the existing within the Project vicinity. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels will be loudest during the site preparation phase.

The construction noise levels are expected to range from 73.7 to 88.2 dBA at 50- feet. To reduce construction impacts to the residential uses adjacent to the project site to the maximum extent feasible, the following mitigation measure is required.

### Mitigation Measure(s)

***NOI-1-Construction Noise Mitigation.*** *Prior to the issuance of a grading permit, the following notes shall be included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.*

*“a) Haul truck deliveries shall be limited to between the hours of 6:00am to 6:00pm during the months of June through September and 7:00am to 6:00pm during the months of October through May.*

*b) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers’ standards.*

*c) All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receptors adjacent to the Project site.*

*d) Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receptors.”*

#### Off-Site Operational Traffic Noise Impacts

According to Caltrans, the human ear is able to begin to detect sound level increases of 3 decibels (dB) in typical noisy environments.<sup>38</sup> A doubling of sound energy (e.g., doubling the volume of traffic on a highway) that would result in a 3-dBA increase in sound, would generally be barely detectable.

The Project expects to generate a maximum of 293 daily trips at full occupancy. It takes a doubling of traffic to create a +3 dBA noise impact. Primary site access is via Riverview Drive and bordered by Limonite Avenue. Riverview Drive according to the General Plan has less than 10,000 ADT between Peralta Place and 46<sup>th</sup> Street and Limonite Avenue has approximately 53,900 ADT. The addition of 293 trips would not double the traffic and therefore create a minimal noise increase on traffic generated noise levels.

#### **Conclusion**

With implementation of Mitigation Measure NOI-1 and PPP 4.13-1, the Project’s noise impacts will not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project more than standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

#### **Level of Significance**

With implementation of Mitigation Measure NOI-1 and PPP 4.13-1, impacts will be less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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<sup>38</sup> Caltrans, Traffic Noise Analysis Protocol, April 2020, p.7-1.

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

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

### Impact Analysis

This analysis focuses on the potential ground-borne vibration associated with vehicular traffic and construction activities. Ground-borne vibration levels from automobile traffic are generally overshadowed by vibration generated by heavy trucks that roll over the same uneven roadway surfaces. However, due to the rapid drop-off rate of ground-borne vibration and the short duration of the associated events, vehicular traffic-induced ground-borne vibration is rarely perceptible beyond the roadway right-of-way, and rarely results in vibration levels that cause damage to buildings in the vicinity. However, while vehicular traffic is rarely perceptible, construction has the potential to result in varying degrees of temporary ground vibration, depending on the specific construction activities and equipment used. Ground vibration levels associated with various types of construction equipment are summarized in Table 4.13-3.

**Table 4.13-3 Vibration Source Levels for Construction Equipment**

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

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

The closest residence to the Project property line is minimally 38-feet from the property line. The estimated construction vibration level from a vibratory roller (worst case scenario) measured at 25-feet would create a vibration level of 0.2 in/sec which does not exceed the 0.2 in/sec threshold.

### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

### Impact Analysis

The Project consists of single-family residences and will not expose people to excessive aircraft noise. The nearest airport is Flabob Airport located approximately 0.5 miles east of the Project site. According to *Map FL-3, Noise Compatibility Contours Riverside County Airport, Land Use Compatibility Plan*, the southeast section of the Project site is located within the 55 CNEL to 60 CNEL Noise Impact Zone.

The Riverside Municipal Airport Land Use Compatibility Plan states that single-family residential land uses are an acceptable land use within the 55 to 60 CNEL noise contour. Standard building design and construction methods would provide adequate noise attenuation to comply with the indoor noise standard of 45 CNEL and thereby not expose residents of the Project to excessive noise levels.<sup>39</sup>

### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

<sup>39</sup> Riverside County Airport Land Use Commission, *Riverside Municipal Airport Land Use Compatibility Plan, Noise Compatibility Contours, December, 2004*. Available at: <http://www.rcaluc.org/Portals/13/PDFGeneral/plan/newplan/20-%20Vol.%201%20Riverside%20Municipal.pdf>

## 4.14-Population And Housing

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

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

### Impact Analysis

The Project site is located in a developed area of the City and is served by existing water and sewer facilities, gas and electric utilities, and improved roadways. No additional infrastructure will be needed to serve the Project other than connection to infrastructure adjacent to the site.

Using the current General Plan population growth estimate of the number of units times 3.75 persons per dwelling unit (based on US Census 2014 total population divided by total housing units) the proposed Project would increase the City's population by approximately 390 persons. (3.75 persons/du with 31 units). An increase of 116 in relation to the current population of 107,083 represents an increase of 0.11 % and would not induce substantial population growth.

### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

### Impact Analysis

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

### Level of Significance

No Impact. This issue **WILL NOT** be further addressed in the forthcoming EIR.

**4.15-Public Services**

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

*Significance Criteria:*

- 1) Fire: The project substantially affects Fire-Rescue response times (i.e., increase the existing response times in the project area) to the degree that new or altered fire facilities are required to meet the response times as listed in the County Fire Protection Master Plan or similar performance standard document adopted by the Riverside County Fire Department.
- 2) Police: The project cannot be served by existing Sheriff Department resources and new or altered sheriff facilities are required to serve the project.
- 3) Schools: As required by §65995 of the Government Code, a project is required to pay any applicable school district fee following protocol for impact fee collection required by that district. The payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services.
- 4) Parks: The project will result in creating park deficiencies in the area resulting in the need for new or altered park facilities that are not offset by the payment of development impact fees or the dedication of parkland.
- 5) Other Public Facilities: The project will result in creating deficiencies to other public facilities the area that are not offset by the payment of development impact fees.

## **FIRE PROTECTION**

### **Impact Analysis**

#### *Plans, Policies, or Programs (PPP)*

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

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

The Riverside County Fire Department provides fire protection services to the Project area. The Project would be primarily served by the Riverside County Fire Station No. 38 located approximately 2.5 roadway miles east of the Project site at 5721 Mission Blvd.

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

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

Furthermore, the Municipal Code requires payment of the Development Impact Fee to assist the City in providing for fire protection services.<sup>40</sup> Payment of the Development Impact Fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

#### **Level of Significance**

With implementation of **PPP 4.14-1** and **PPP 4.14-2**, impacts will be less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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<sup>40</sup> City of Jurupa Valley, *Municipal Code Chapter 3.75, Development Impact Fee*, June 10, 2020. Available at: <https://www.jurupavalley.org/168/Municipal-Code>

## **POLICE PROTECTION**

### **Impact Analysis**

#### *Plans, Policies, or Programs (PPP)*

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

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

The Riverside County Sheriff's Department provides community policing to the Project area via the Jurupa Valley Station located at 7477 Mission Boulevard, Jurupa Valley, CA. The Project would increase the demand for police protection services. The Municipal Code requires payment of the Development Impact Fee to assist the City in providing for public services, including police protection services<sup>41</sup>. Payment of the Development Impact Fee would ensure that the Project provides its fair share of funds for additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project.

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

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

#### **Level of Significance**

With implementation of **PPP 4.15-2** impacts will be less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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<sup>41</sup> Ibid.

## SCHOOLS

### Impact Analysis

#### *Plans, Policies, or Programs (PPP)*

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

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

The Project proposes thirty-one (31) new housing units that may directly create additional students to be served by the Jurupa Unified School District. However, the Project would be required to contribute fees to the Jurupa Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services.

#### Level of Significance

With implementation of **PPP 4.15-3** impacts will be less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

## PARKS

### Impact Analysis

#### *Plans, Policies, or Programs (PPP)*

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

**PPP 4.15-4** Prior to the issuance of a building permit, the Project Applicant shall pay required park development impact fees to the Jurupa Area Recreation and Park District pursuant to District Ordinance No. 01-2007 and 02-2008.

The Project proposes thirty-one (31) new housing units that may increase the overall population of the City (assuming some residents will come from outside the city limits) and generate additional need for parkland. The payment of development impact fees will reduce any indirect Project impacts related to parks.

#### Level of Significance

With implementation of **PPP 4.15-4** impacts will be less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

## OTHER PUBLIC FACILITIES

### Impact Analysis

#### *Plans, Policies, or Programs (PPP)*

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

**PPP 4.15-2** above is applicable to the Project.

As noted in the response to Issue 4.14(a), *Population and Housing*, of this Initial Study, development of the Project would add approximately 116 persons to the population of the City assuming that all new residents come from outside the City limits. This low number of persons in relation to the current population of 107,083 would not significantly increase the demand for public services, including public health services and library services which would require the construction of new or expanded public facilities.

The Municipal Code requires payment of the Development Impact Fee to assist the City in providing for public services. Payment of the Development Impact Fee would ensure that the Project provides fair share of funds for additional public services. These funds may be applied to the acquisition and/or construction of public facilities.<sup>42</sup>

#### Level of Significance

With implementation of **PPP 4.15-2** impacts will be less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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<sup>42</sup> Ibid.

## 4.16-Recreation

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

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

### Impact Analysis

#### *Plans, Policies, or Programs (PPP)*

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

**PPP 4.16-1** Prior to the issuance of a building permit, the Project Applicant shall pay required park development impact fees to the Jurupa Area Recreation and Park District pursuant to District Ordinance No. 01-2007 and 02-2008.

As noted in the response to Issue 4.14(a), *Population and Housing*, of this Initial Study, development of the Project would add approximately 116 persons to the population of the City assuming that all new residents come from outside the City limits. This low number of persons in relation to the City population of 107,083 would not cause a substantial physical deterioration of any recreational facilities or would accelerate the physical deterioration of any recreational facilities. The payment of Development Impact Fees will reduce any indirect Project impacts related to recreational facilities.

#### Level of Significance

With implementation of **PPP 4.16-1** impacts will be less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

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

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

### Impact Analysis

As noted in the response to Issue 4.14(a), *Population and Housing*, of this Initial Study, development of the Project would add approximately 116 persons to the population of the City assuming that all new residents come from outside the City limits. This low number of persons in relation to the City population of 107,083 would not require the construction or expansion of recreational facilities which might have an adverse effect on the environment. In addition, no offsite parks or recreational improvements are proposed or required as part of the Project.

### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

## 4.17-Transportation

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

*Vehicle Miles Traveled (VMT) Screening Memo*, Kunzman Associates, dated November 28, 2021, and is included as Appendix K.

*Traffic Generation Memo*, Kunzman Associates, dated November 28, 2021, and is included as Appendix L.

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

*Significance Criteria:* A project that is inconsistent with the General Plan Mobility Element policies pertaining to the roadway network (except for LOS), pedestrian and bicycle facilities, equestrian and multi-purpose trails network, and public transit may have a significant impact.

### Impact Analysis

The Project area is served by transit service by the Riverside Transit Agency (RTA). There is an existing RTA bus stops on Limonite Avenue served by Route #29 with service to the Pedley Metrolink Station. The Project is not proposing any improvements that would interfere with current transit service. In addition, the Project will provide adequate pedestrian facilities, including upgrading the existing sidewalks along public streets abutting the site, as necessary.

### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

### Impact Analysis

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

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

Based on the *Vehicle Miles Traveled (VMT) Memorandum* (Appendix K) the proposed Project will screen-out, and not require a full VMT analysis. Based on the Riverside County Traffic Analysis Model (RivTAM) the Project is located in a low Vehicle Miles Traveled area therefore a vehicle miles of travel analysis is not required.

### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

*Significance Criteria (Geometric Design Feature):* A project that is inconsistent with the Improvement Standard Drawings for Road Standards maintained by the Public Works Department, may have a significant impact.

*Significance Criteria (Incompatible Use):* The Project would be incompatible with existing development in the surrounding area to the extent that it would create a transportation hazard.

### Impact Analysis

Access to the site is already in place from the area roadways abutting the Project site. The Project is proposing access from Riverview Drive ending with a cul-de-sac. Street improvements with the Project as well as access to the Project are required to meet City standards.

#### *Riverview Drive improvements*

- Designed and improved to a modified ultimate half right-of-way width of 44-ft, from property line to the centerline.
- Additional right-of-way dedication to accommodate public improvements within public right-of-way may be required.
- Road pavement treatment/repairs, to be determined as approved by the City Engineer may be required.
- Parkway shall be 14-ft. Parkway improvements will be required; including, but are not limited to, curb & gutter, 6-ft sidewalk, and landscape adjacent curb.
- Secondary Equestrian Trail per the City’s General Plan.
- Class III Bicycle Lane per the City’s Circulation Master Plan for Bicyclists & Pedestrians.

The Project is located in an area developed with estate residential, rural residential and single-family residential uses. The Project would not be incompatible with existing development in the surrounding area to the extent that it would create a transportation hazard because of an incompatible use.

#### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

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

### Impact Analysis

The Project would take access from Riverview Drive. During the course of the preliminary review of the Project, the Project’s transportation design was reviewed by the City’s Engineering Department, County Fire Department, and County Sheriff’s Department to ensure that adequate access to and from the site would be provided for emergency vehicles.

### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

## 4.18-Tribal Cultural Resources

The following analysis is based in part on the following technical report: *Phase I Cultural Resources Investigation*, McKENNA et.al., dated September 4, 2021, and is included as Appendix C.

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

### Impact Analysis

#### *Historic Context*

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

#### *Research and Conclusions*

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

The California Historical Resources Information System (CHRIS) Eastern Information Center (EIC) indicated that 24 surveys were completed within a one-mile radius of the project site. The EIC records search and literature review revealed 10 cultural resources recorded within one-mile of the Project Site. None of the recorded resources will be impacted by the proposed Project. In addition, research failed to identify any National Register of Historic Places properties; no

California State Landmarks; no California Register of Historical Resources; nor any California Points of Historical Interest in the immediate vicinity of the Project site.

Level of Significance

No Impact. This issue **WILL NOT** be further addressed in the forthcoming EIR.

Threshold 4.18 (b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?		✓		

Tribal Cultural Resources consist of the following:

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

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

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

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

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

Native American scoping, pursuant to the requirements of Assembly Bill (AB) 52, was initiated by a request of the Native American Heritage Commission for a Sacred Lands File search and AB 52

contacts list on September 7, 2018. The NAHC responded by letter on September 24, 2018. The NAHC has no evidence that sacred lands are present on the Project site.

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

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

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

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

#### **Mitigation Measure(s)**

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

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

- a) Provide a minimum of 30 days advance notice to the Consulting Tribe(s) of all ground disturbing activities.
- b) Conduct a Pre-Grade Meeting with the Project archeologist, Consulting Tribe(s), and grading contractor(s).
- b) In conjunction with the Archaeological Monitor(s) required by Mitigation Measure **MM-CR-1** under Section 4.5, Cultural Resources, of the Initial Study for MA21256, the Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.
- c) The onsite monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Native American Tribal Monitor(s) have indicated that all upcoming ground disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources.

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

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

- a) Ground disturbing activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. Ground disturbing activities are allowed on the remainder of the Project Site.
- b) In the event the unanticipated discovery includes human remains and/or cremations no photographs are to be taken except by the coroner, with written approval by the Consulting Tribes(s).
- c) The Consulting Tribe(s), the Project Archaeologist (retained by the Permit Applicant under Mitigation Measure **MM-CR-1**, Retain Professional Archaeologist), of this Initial Study document for MA21256, and the City of Jurupa Valley Community Development Department shall meet and confer, and discuss the find with respect to the following:
  1. Determine if the resource is a Tribal Cultural Resource as defined by Public Resources Code §21074, if so:
  2. Determine if the resource is listed or eligible for listing in the California Register on a “Local register of historical or resources” pursuant to Public Resources Code §5020.1 (k); or
  3. Pursuant to Public Resources Code § 5024.1 (c) as it pertains to the Consulting Tribe(s): (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage, (2) Is associated with the lives of persons important in our past, (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values, or (4) Has yielded, or may be likely to yield, information important in prehistory or history.
- c) If the resource(s) are Native American in origin [and not a historical resource as defined by Public Resources Code §5020.1 (k) or §5024.1 (c)], the Consulting Tribe will retain it/them in the form and/or manner the Consulting Tribe(s) deems appropriate, for educational, cultural and/or historic purposes. If multiple Consulting Tribes (s) are involved, and a mutual agreement cannot be reached as

to the form and manner of disposition of the resource(s), the City shall request input from the Native American Heritage Commission and render a final decision.

- d) If the resource(s) is both a tribal cultural resource and a historic resource, the Project Archaeologist, the Consulting Tribe(s), and the City of Jurupa Valley Community Development Department shall meet and confer and discuss the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural and historic resource. Treatment, at a minimum, shall be consistent with Public Resources Code § 21084.3 (b). The appropriate treatment shall be prepared in conjunction with the Archaeological Treatment plan required by Mitigation Measure **MM-CR-2** of the Initial Study for MA20219. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

**MM-TCR-3: Final Report:** If a Tribal cultural resource is also a historic resource defined above, the resource shall be included in the Final Report required by Mitigation Measure **MM-CR-2** of the Initial Study for MA21256.

#### Level of Significance

With implementation of Mitigation Measure TCR-1, TCR-2, and TCR-3, impacts will be less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

## 4.19-Utilities And Service Systems

The following analysis is based in part on the *Water and Sewer “Will-Serve Letter”*, Rubidoux Community Services District, dated October 19, 2021, and is included as Appendix I.

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

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

### Impact Analysis

#### Water Service

The Project will connect to the existing water service available from the existing 8-inch diameter waterline in Riverview Drive.

#### Sewer Service

The Project will connect to the existing sewer service available from the existing 8-inch diameter line at the intersection of Riverview Drive and Rio Road.

#### Storm Drainage Improvements

Drainage for the Project will preserve the existing drainage path from the west to the east and consists of curbs, gutters, a slotted grate drain inlet, and a bioretention basin. High flows will be conveyed through a new storm drain located to Riverview Drive.

#### Electric Power Facilities

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

#### Natural Gas Facilities

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

Telecommunication Facilities

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

Conclusion

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

Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

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

**Impact Analysis**

Water use for the Project was estimated by using the CalEEMod Datasheets and are included as part of Appendix A. The Project is estimated to have a water demand of 27 acre-feet per year (or 24,104 gallons per day).

Water service would be provided to the Project site by Rubidoux Community Services District (RCSD) through an 8-inch waterline located in Riverview Drive. RCDS issued a Water and Sewer Will Serve Letter (Appendix I) stating that the District's current water supply has sufficient capacity to meet its long-term current customers' needs per the 2020 Urban Water Management Plan, and its short-term current customers' needs and that of the proposed development as shown.

Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

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

### Impact Analysis

Wastewater treatment service would be provided to the Project site by Rubidoux Community Services District (RCSD). RCSD issued a Water and Sewer Will Serve Letter (Appendix I) states that sewer service is available from the existing 8-inch diameter line in Rio Road. The Project will be required to connect to the sewer line at the intersection of Riverview Drive and Rio Road. In addition, RCSD maintains excess capacity rights in the City of Riverside Regional Wastewater Reclamation Plant facilities.

### Level of Significance

Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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

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

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

## Impact Analysis

### *Plans, Policies, or Programs (PPP)*

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

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

Solid waste from Jurupa Valley is transported to the Robert A. Nelson Transfer Station and Material Recovery Facility at 1830 Agua Mansa Road. From there, recyclable materials are transferred to third-party providers, and waste materials are transported to various landfills in Riverside County. Solid waste generated during long-term operation of the Project would primarily be disposed at the Badlands Sanitary Landfill and/or El Sobrante Landfill. Table 4.19-1 describes the capacity and remaining capacity of these landfills.

**Table 4.19-1 Capacity of Landfills Serving Jurupa Valley**

Landfill	Capacity (cubic yards)	Remaining Capacity (cubic yards)	Closure Date
Badlands Sanitary Landfill	82,300,000	7,800,000	1/1/2059
El Sobrante Landfill	209,910,000	143,977,170	1/1/2051

Source: CalRecycle, SWIS Facility/Site Activity Details website, March 6, 2023.

### Construction Related Impacts

The California Green Building Standards Code (“CAL Green”), requires all newly constructed buildings to prepare a Waste Management Plan and divert construction waste through recycling and source reduction methods. The City of Jurupa Valley Building and Safety Department reviews and approves all new construction projects required to submit a Waste Management Plan. Mandatory compliance with CAL Green solid waste requirements as required by PPP 4.19-1 will ensure that construction waste impacts are less than significant.

In addition, as shown in Table 4.19-1 above, the landfills serving the Project site receive well below their maximum permitted daily disposal volume and demolition and construction waste generated by the Project is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Furthermore, none of these regional landfill facilities are expected to reach their total maximum permitted disposal capacities during the Project’s

construction period. As such, these regional landfill facilities would have sufficient daily capacity to accept construction solid waste generated by the Project.

#### Operational Related Impacts

Based on solid waste generation usage obtained from the Project's *Summary of CalEEMod Model Runs and Output* (Appendix A), the Project would generate approximately 38 tons of solid waste per year or 0.10 tons per day. Table 4.19-2 compares the Project's waste generation against the remaining landfill capacity.

**Table 4.19-2: Project Waste Generation Compared to Landfill Daily Throughput**

Landfill	Landfill Daily Throughput (tons per day)	Project Waste (tons per day)	Project Percentage of Daily Throughput
Badlands Sanitary Landfill	5,000	0.10	0.002%
El Sobrante Landfill	16,054	0.10	0.0006%

As shown on Table 4.19-2, the Project's solid waste generation will add a minimal amount of additional solid waste of the remaining capacity of the Badlands Sanitary Landfill or the El Sobrante Sanitary Landfill. As such, the Project is not anticipated to cause these landfills to exceed their remaining capacities.

#### Level of Significance

With implementation of **PPP 4.19-1** impacts will be less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

Threshold 4.19 (e) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	

*Significance Criteria:* A project may have a significant impact if it does not participate in individual programs (i.e., solid waste pickup, recycling) identified in the Countywide Integrated Waste Management Plan (CIWMP) which was prepared in accordance with the California Integrated Waste Management Act of 1989, Chapter 1095 (AB 939).

### Impact Analysis

#### *Plans, Policies, or Programs (PPP)*

The following applies to the Project and would reduce impacts relating to solid waste. This measure will be included in the Project’s Mitigation Monitoring and Reporting Program:

**PPP 4.19-1** shall apply.

The City compels its waste hauler to comply with Senate Bill 1383, which became effective January 1, 2022, by providing the necessary education, outreach and monitoring programs and by processing the organic waste from the City’s customers. The Project would be required to coordinate with the waste hauler to develop collection of organics and recyclable materials for the Project on a common schedule as set forth in applicable local, regional, and State programs.

#### Level of Significance

With implementation of **PPP 4.19-1** impacts will be less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

## 4.20-Wildfire

Threshold 4.20 (e) Wildfire.	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Is the project located in or near state responsibility areas or lands classified as very high fire hazard severity zones?				✓

*Significance Criteria:* If the project site is **not** located in or near state responsibility area as shown on the State Responsibility Area Viewer maintained by the Board of Forestry and Fire Protection or within a High Fire Hazard Severity Zone as shown in General Plan Figure 8-11: Wildfire Severity Zones in Jurupa Valley, it may be presumed to have no impact absent substantial evidence to the contrary.

### Impact Analysis

A wildfire is a nonstructural fire that occurs in vegetative fuels, excluding prescribed fire. Wildfires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition resistant. As stated in the State of California's General Plan Guidelines: *"California's increasing population and expansion of development into previously undeveloped areas is creating more 'wildland-urban interface' issues with a corresponding increased risk of loss to human life, natural resources, and economic assets associated with wildland fires."* To address this issue, the state passed Senate Bill 1241 to require that General Plan Safety Elements address the fire severity risks in State Responsibility Areas (SRAs) and Local Responsibility Areas (LRAs).

According to General Plan Figure 8-11, *Wildfire Severity Zones in Jurupa Valley*, the Project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. As such, Thresholds 4.20 (a) through 4.20 (d) below require no response.

### Level of Significance

No Impact. This issue **WILL NOT** be further addressed in the forthcoming EIR.

Threshold 4.20 (a) Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantially impair an adopted emergency response plan or emergency evacuation plan?	N/A	N/A	N/A	N/A

Threshold 4.20 (b) Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	N/A	N/A	N/A	N/A

Threshold 4.20 (c) Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	N/A	N/A	N/A	N/A

Threshold 4.20 (d) Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Expose people or structures to significant risks, including downslope or downstream flooding or landslides, because of runoff, post-fire slope instability, or drainage changes?	N/A	N/A	N/A	N/A

## 4.21-Mandatory Findings Of Significance

Threshold 4.21(a) Does the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓		

### Impact Analysis

As indicated in this Initial Study, biological resources, cultural resources, and tribal cultural resources may be adversely impacted by Project development. The following mitigation measures are required to reduce impacts to less than significant levels:

- **BIO-1:** Migratory / Nesting Bird Survey and Projection
- **CR-1:** Archaeological Monitoring
- **CR-2:** Archaeological Treatment Plan
- **CR-3:** Final Report
- **GEO-1:** Paleontological Monitoring
- **GEO-2:** Paleontological Treatment Plan
- **NOI-1:** Construction Noise Mitigation
- **TCR-1:** Native American Monitoring Agreement
- **TCR-2:** Unanticipated Discovery
- **TCR-3:** Final Report

### Level of Significance

With implementation of Mitigation Measure **BIO-1, CR-1, CR-2, CR-3, GEO-1, GEO-2, NOI-1, TCR-1, TCR-2, and TCR-3**, impacts will be less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

Threshold 4.21 (b) Does the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		✓		

The cumulative impacts analysis provided here is consistent with §15130(a) of the CEQA Guidelines, in which the study of cumulative effects of a project is based on two determinations:

- Are the combined impacts of this project and other projects significant?
- If so, is the project’s incremental effect cumulatively considerable, causing the combined impact of the projects evaluated to become significant? The cumulative impact must be analyzed only if the combined effects are significant, and the Project’s incremental effect is found to be cumulatively considerable (CEQA Guidelines 15130(a)(2) and (3)).

The analysis of potential environmental impacts in Section 4.0, Environmental Analysis, of this Initial Study concluded that the Project would have no impact or a less than significant impact for all environmental topics, except Biological Resources, Cultural Resources, Geology and Soils (Paleontological Resources), Noise, Tribal Cultural Resources, and Utilities and Service Systems (installation of facilities that involves disturbance of previously undisturbed land). For these resources, Mitigation Measures are required to reduce impacts to less than significant levels as discussed below.

**Biological Resources**

As discussed in Section 4.4, Biological Resources, of this Initial Study, future development will impact the available biological resources present on the site. All the vegetation will be removed during future construction activities. However, because construction may not occur immediately, the potential exists for nesting bird activity in the days or weeks preceding ground and vegetation disturbing activities. Therefore, Mitigation Measure **BIO-1: Migratory / Nesting Bird Survey and Protection** are required.

Development activities will also impact wildlife, and those with limited mobility (i.e., small mammals and reptiles) will experience increases in mortality during the construction phase. More mobile species (i.e., birds, large mammals) will be displaced into adjacent areas and will likely experience minimal impacts. However, Migratory / Nesting Birds are known to be located within the regional area. Due to their transient nature, they have the potential to inhabit the site

in the future. Therefore, Mitigation Measures **BIO-1** is required to ensure any impacts remain less than significant.

The site contains no native vegetation communities within the Project site and is characterized by disturbed/developed land as the result of historical agricultural and anthropogenic disturbances. Development of the project is not expected to have a significant cumulative impact on the overall biological resources in the region given the presence of similar habitat throughout the surrounding region. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

### ***Cultural Resources***

As discussed in Section 4.5, Cultural Resources, of this Initial Study, the records search, and recently conducted area field surveys did not identify any cultural resources, including historic and prehistoric sites or historic-period buildings within the project site area. Research results, combined with surface conditions, have failed to indicate sensitivity for buried cultural resources. No additional cultural resources work, or monitoring is necessary during proposed activities associated with the development of the earthmoving activities. If previously undocumented cultural resources are identified during earthmoving activities, in that case, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation, if necessary, as required by Mitigation Measures **CR-1 through CR-3**. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

### ***Geology and Soils (Paleontological Resources)***

As discussed in Section 4.7, Geology and Soils, of this Initial Study, the property is situated in the Peninsular Ranges geomorphic province. The Peninsular Ranges province is one of the largest geomorphic units in western North America. It extends from the point of contact with the Transverse Ranges geomorphic province, southerly to the tip of Baja California. Based on field exploration, the area of anticipated improvements is underlain by older alluvium. Alluvium has the potential to contain paleontological resources. Therefore, Mitigation Measures **GEO-1** and **GEO-2** are required. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

### ***Tribal Cultural Resources***

As discussed in Section 4.18, Tribal Cultural Resources, of this Initial Study, construction and operation of the Project would include activities limited to the confines of the Project site. The tribal consultation conducted through SB-18 and AB-52 consultation processes determined that the Project is unlikely to adversely affect tribal cultural resources by implementing Mitigation Measures **TCR-1 through TCR-3**. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

### ***Utilities and Service Systems***

As discussed in Section 4.19, Utilities and Service Systems, of this Initial Study, the installation and construction of the sewer, water, and storm drainage facilities described below will result in

earth moving that may impact Biological Resources, Cultural Resources, Geology, and Soils (Paleontological Resources), Noise, and Tribal Cultural Resources. Potential impacts to these resources are mitigated by Mitigation Measures **BIO-1, BIO-2, CR-1, CR-2, CR-3, GEO-1, GEO-2, NOI-1, and TCR-1 through TCR-3.**

Based on the preceding analysis, the Project’s impacts would not be cumulatively considerable.

In instances where impacts have been identified, the Plans, Policies, or Programs were applied to the Project based on federal, state, or local law currently in place that effectively reduces environmental impacts, or Mitigation Measures are required to reduce impacts to less than significant levels. Therefore, potential adverse environmental impacts of the Project, in combination with the impacts of other past, present, and future projects, would not contribute to cumulatively significant effects.

#### Level of Significance

With implementation of Mitigation Measure **BIO-1, CR-1, CR-2, CR-3, GEO-1, GEO-2, NOI-1, TCR-1, TCR-2, and TCR-3,** impacts will be less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

Threshold 4.21 (c) Does the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		

Under this threshold, the types of impacts analyzed consist of those that affect human health and well-being. As indicated by this Initial Study, the Project may cause or result in certain potentially significant environmental impacts that directly affect human beings for construction noise. The construction noise levels from several of the equipment noise levels at the nearest receptors as indicated in Table 4.13-1 are above the reasonable daytime 80 dBA Leq significance threshold established by the *Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual* and impacts would be significant without mitigation. **Mitigation Measure (MM) NOI-1: Construction Noise Plan,** is required to reduce the potential impacts of construction noise on the residential units on the west project site boundary.

#### Level of Significance

With implementation of Mitigation Measure **NOI-1** impacts will be less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

## 5.0 MITIGATION MONITORING REPORTING PROGRAM

**PROJECT NAME:** MA 21256 Saddlehorn Ranch Residential Project (Tentative Tract Map No. 38171)

**DATE:** September 28, 2023

**PROJECT MANAGER:** Thomas Gorham, Principal Planner

**PROJECT DESCRIPTION:** The Project proposes a General Plan Amendment (GPA) to change the land use designation from EDR (Ranch) to LDR (County Neighborhood) to accommodate up to 2 dwelling units per acre. The Project proposes to construct on approximately 19.36-acre subdivision consisting of 31 single family lots or 1.6 dwelling units per acre.

The principal discretionary actions required of the City of Jurupa Valley to implement the Project include approval of General Plan Amendment No. 21008, Tentative Tract Map No. 38171, (referred to by the City of Jurupa Valley as Master Application [MA] No. 21256).

**PROJECT LOCATION:** The Project site is located on approximately 19.36 acres on the southeast of Limonite Avenue and northwest of Riverview Drive at 6550 Limonite Avenue. The Project site is identified by the following Assessor Parcel Number (APN): 186-160-021 Throughout this *Mitigation Monitoring and Reporting Program*, reference is made to the following:

- ***Plans, Policies, or Programs (PPP)*** – These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduce environmental impacts.
- ***Mitigation Measures (MM)*** – These measures include requirements that are imposed where the impact analysis determines that implementation of the proposed Project would result in significant impacts; mitigation measures are proposed in accordance with the requirements of CEQA.

Any applicable Plans, Policies, or Programs (PPP) were assumed and accounted for in the assessment of impacts for each issue area. Mitigation Measures were formulated only for those issue areas where the results of the impact analysis identified significant impacts. All three types of measures described above will be required to be implemented as part of the Project.

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<b>AESTHETICS</b>			
<b>PPP 4.1-1</b> As required by Jurupa Valley Municipal Code section 9.175.030, A-1 Zone (Light Agriculture) development standards include, but not limited to, development standards for structures, lot sizes, yard requirements, and structure heights.	Community Development Department	Prior to the issuance of building permits	
<b>PPP 4.1-2</b> As required by Jurupa Valley Municipal Code section 7.50.010, all utilities serving and within the Project site shall be placed underground unless exempted by this section.	Community Development Department	Prior to the issuance of occupancy permits	
<b>PPP 4.1-3</b> All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106 or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.	Community Development Department	Prior to the issuance of building permits	
<b>AIR QUALITY</b>			
<b>PPP 4.3-1</b> The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.	Public Works and Engineering Department	During grading	
<b>PPP 4.3-2.</b> The Project is required to comply with the provisions of South Coast Air Quality District Rule 431.2, "Sulphur Content and Liquid Fuels." The purpose of this rule is to limit the sulfur content in diesel and other liquid fuels for the purpose of both reducing the formation of sulfur oxides and particulates during combustion and to enable the use of add-on control devices for diesel fueled internal combustion engines.	Building & Safety Department	During construction	
<b>PPP 4.3-3</b> The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, "Architectural Coatings". Rule 1113 limits the	Building & Safety Department Engineering Department	During construction and on-going	

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MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings.	Community Development Department		
<b>PPP 4.3-4</b> The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 "PM10 Emissions from Paved and Unpaved Roads and Livestock Operations" and Rule 1186.1, "Less-Polluting Street Sweepers." Adherence to Rules 1186 and 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.	Community Development Department	On-going	
<b>PPP 4.3-5</b> The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 "Nuisance." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.			
<b>BIOLOGICAL RESOURCES</b>			
<b>PPP 4.4-1</b> The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) as required by Municipal Code Chapter 3.80.	Community Development Department	Prior to the issuance of a grading permit	
<p><b>MM- BIO-1: Nesting Bird Protection.</b> To maintain compliance with the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513, site preparation activities (such as ground disturbance, construction activities, and/or removal of trees and vegetation) should be conducted, to the greatest extent possible, outside of the nesting season. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including disking, vegetation grubbing, and grading.</p> <p>The survey area will include the project impact footprint and a 500-foot buffer where legal access is granted around the disturbance footprint. Within 72 hours of the nesting bird survey, all areas surveyed by the biologist will be cleared by the Contractor or a supplemental nesting bird survey is required. The survey results shall be provided to the City's Community Development Department. The Project Applicant shall adhere to the following:</p>	Community Development Department	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>1. Applicant shall designate a biologist (Designated Biologist) experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.</p> <p>2. Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.</p> <p>If no nesting birds are observed during the survey, site preparation and construction activities may begin. If active nests or nesting birds (including nesting raptors) are identified during the nesting bird survey, avoidance buffers shall be implemented as determined by a qualified biologist and approved by the City of Jurupa Valley, based on their best professional judgement and experience. The buffer areas shall be avoided until the Project biologist determines the young have fledged and dispersed or it is confirmed that the nest has been unsuccessful or abandoned. The buffer shall be of a distance to ensure avoidance of adverse effects to the nesting bird by accounting for topography, ambient conditions, species, nest location, and activity type. All nests shall be monitored as determined by the qualified biologist until</p>			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>nestlings have fledged and dispersed or it is confirmed that the nest has been unsuccessful or abandoned. The Designated Biologist shall monitor the nest at the onset of project activities, and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. The qualified biologist shall halt all construction activities within proximity to an active nest if it is determined that the activities are harassing the nest and may result in nest abandonment or take. The qualified biologist shall also have the authority to require implementation of avoidance measures related to noise, vibration, or light pollution if indirect impacts are resulting in harassment of the nest. Work can resume within these avoidance areas when no other active nests are found. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the City for mitigation monitoring compliance record keeping.</p>			
<b>CULTURAL RESOURCES</b>			
<p><b>PPP 4.5-1</b> The project is required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq.</p>	Public Works and Engineering Department	Prior to the issuance of grading permits and during construction	
<p><b>MM- CR-1: Archaeological Monitoring.</b> Prior to issuance of grading permits, the Permit Applicant shall provide evidence to the City of Jurupa Valley Community Development Department that a qualified professional archaeologist (Professional Archaeologist) that is listed on the City of Jurupa Valley Cultural Resources Consultant List or the Cultural Resource Consultant List maintained by the County of Riverside Planning Department, has been contracted to implement Archaeological Monitoring for the area of impact for the Project. Monitoring shall be conducted in coordination with the Consulting Tribe(s), defined as a Tribe that initiated the tribal consultation process for the Project as provided for in Public Resources Code §21080.3.1(b) (“AB52”) and has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City. Monitoring shall address the details of all ground-disturbing activities and provides procedures that must be followed to avoid or reduce potential impacts on cultural, archaeological, and tribal cultural resources to a level that is less than significant.</p>	Community Development Department	Prior to the issuance of a grading permit, the complete text of MM CR-1 shall be placed on the grading plan.	

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MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
A fully executed copy of the Archaeological Monitoring Agreement shall be provided to the City of Jurupa Valley Community Development Department to ensure compliance with this measure. If the resource is significant, Mitigation Measure CR-2 shall apply.			
<b>MM- CR-2: Archaeological Treatment Plan.</b> The Project Archaeologist shall prepare and implement a treatment plan to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall be per CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code § 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementing archaeological data recovery excavations to remove the resource and subsequent laboratory processing and analysis. If historic Native American tribal cultural resources are involved, the Treatment Plan shall be coordinated with the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through TCR-3 of the Initial Study for MA21256.	Public Works and Engineering Department Community Development Department	Prior to the issuance of a grading permit, the complete text of MM CR-2 shall be placed on the grading plan.	
<b>MM- CR-3: Final Report.</b> A final report containing the significance and treatment findings shall be prepared by the Project Archaeologist and submitted to the City of Jurupa Valley Community Development Department and the Eastern Information Center, University of California, Riverside. If a historic tribal cultural resource is involved, a copy shall be provided to the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through 3 of the Initial Study for MA21256.	Public Works and Engineering Department Community Development Department	Prior to the issuance of a grading permit, the complete text of MM CR-3 shall be placed on the grading plan.	
<b>GEOLOGY AND SOILS</b>			
<b>PPP 4.7-1</b> As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the <i>California Building Code</i> to preclude significant adverse effects associated with seismic hazards.	Building & Safety Department	Prior to the issuance of building permits	
<b>PPP's 4.10-1 through PPP 4.10-3</b> in Section 4.10, <i>Hydrology and Water Quality</i> shall apply.	Engineering Department	Prior to the issuance of a grading permit and during operation	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p><b>MM- GEO-1: Archaeological Inadvertent Discovery.</b> Prior to the issuance of grading permits, a qualified Archaeologist shall be retained to conduct monitoring as necessary during ground-disturbing activities such as vegetation removal, grading, and other excavations related to the project. The Archaeologist shall be present at the pre-grade conference and shall establish a schedule for archaeological resource surveillance based on the nature of planned activities. The Archaeologist shall establish, in cooperation with the lead agency, procedures for temporarily halting or redirecting work, if any is ongoing, to permit the sampling, identification, and evaluation of cultural resources as appropriate. If the archaeological resources are found to be significant, the Archaeological Monitor shall determine appropriate actions, in cooperation with the lead agency, for exploration and/or salvage. Significant sites that cannot be avoided will require data recovery measures and shall be completed upon approval of a Data Recovery Plan.</p>	<p>Community Development Department</p>	<p>Prior to the issuance of a grading permit, the complete text of MM GEO-1 shall be placed on the grading plan.</p>	
<p><b>MM- GEO-2: Archaeological Treatment Plan.</b> Prior to the issuance of grading permits, a qualified paleontologist shall be retained to observe ground disturbing activities and recover fossil resources as necessary when construction activities will impact the older Quaternary Alluvium. The Paleontologist will attend the pre-grade conference and establish procedures and protocols for paleontological monitoring and to temporarily halt ground disturbing activities to permit sampling, evaluation, and recovery of any discovery. Substantial excavations below the uppermost layers (below 3 feet below surface) should be monitored. Sediment samples should also be recovered to determine the small-fossil potential of the site. If a discovery is determined to be significant, additional excavations and salvage of the fossil may be necessary to ensure that any impacts to it are mitigated to a less than significant level.</p>	<p>Public Works and Engineering Department Community Development Department</p>	<p>Prior to the issuance of a grading permit, the complete text of MM GEO-2 shall be placed on the grading plan.</p>	
<p><b>GREENHOUSE GAS EMISSIONS</b></p>			
<p><b>PPP 4.8-1</b> Prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Energy Code, (Part 6 of Title 24 of the California Code of Regulations) and the California Green Building Standards Code, 2019 Edition (Part 11 of Title 24 of the California Code of Regulations).</p>	<p>Building &amp; Safety Department</p>	<p>Prior to the issuance of building permits</p>	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p><b>PPP 4.8-2</b> As required by Municipal Code Section 9.283.010, <i>Water Efficient Landscape Design Requirements</i>, prior to the approval of landscaping plans, the Project proponent shall prepare and submit landscape plans that demonstrate compliance with this section.</p>	<p>Building &amp; Safety Department</p>	<p>Prior to the issuance of building permits</p>	
<b>HYDROLOGY AND WATER QUALITY</b>			
<p><b>PPP 4.10-1</b> As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section B (1)</i>, any person performing construction work in the city shall comply with the provisions of this chapter and shall control storm water runoff so as to prevent any likelihood of adversely affecting human health or the environment. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer.</p>	<p>Public Works and Engineering Department</p>	<p>Prior to the issuance of grading permits</p>	
<p><b>PPP 4.10-2</b> As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section B (2)</i>, any person performing construction work in the city shall be regulated by the State Water Resources Control Board in a manner pursuant to and consistent with applicable requirements contained in the General Permit No. CAS000002, State Water Resources Control Board Order Number 2009-0009-DWQ. The city may notify the State Board of any person performing construction work that has a non-compliant construction site per the General Permit.</p>	<p>Public Works and Engineering Department</p>	<p>Prior to the issuance of grading permits and during construction</p>	
<p><b>PPP 4.10-3</b> As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section C</i>, new development, or redevelopment projects shall control storm water runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer. The BMPs may</p>	<p>Public Works and Engineering Department</p>	<p>Prior to the issuance of grading permits and during operation</p>	

<p>include, but are not limited to, the following and may, among other things, require new developments or redevelopments to do any of the following:</p> <p>(1) Increase permeable areas by leaving highly porous soil and low-lying area undisturbed by:</p> <ul style="list-style-type: none"> <li>(a) Incorporating landscaping, green roofs and open space into the project design;</li> <li>(b) Using porous materials for or near driveways, drive aisles, parking stalls and low volume roads and walkways; and</li> <li>(c) Incorporating detention ponds and infiltration pits into the project design.</li> </ul> <p>(2) Direct runoff to permeable areas by orienting it away from impermeable areas to swales, berms, green strip filters, gravel beds, rain gardens, pervious pavement or other approved green infrastructure and French drains by:</p> <ul style="list-style-type: none"> <li>(a) Installing rain-gutters oriented towards permeable areas;</li> <li>(b) Modifying the grade of the property to divert flow to permeable areas and minimize the amount of storm water runoff leaving the property; and</li> <li>(c) Designing curbs, berms, or other structures such that they do not isolate permeable or landscaped areas.</li> </ul> <p>(3) Maximize storm water storage for reuse by using retention structures, subsurface areas, cisterns, or other structures to store storm water runoff for reuse or slow release.</p> <p>(4) Rain gardens may be proposed in-lieu of a water quality basin when applicable and approved by the City Engineer.</p>			
<b>NOISE</b>			
<p><b>NOI-1-Construction Noise Mitigation.</b> Prior to the issuance of a grading permit, the following notes shall be included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.</p>	<p>Community Development Department</p>	<p>Prior to the issuance of a grading permit</p>	

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<p>“a) Haul truck deliveries shall be limited to between the hours of 6:00am to 6:00pm during the months of June through September and 7:00am to 6:00pm during the months of October through May. b) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers’ standards. c) All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receptors adjacent to the Project site. d) Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receptors.”</p>			
<b>PUBLIC SERVICES</b>			
<p><b>PPP 4.15-1</b> The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.</p>	Fire Department	Prior to issuance of a building permit or occupancy permit as determined by the Fire Department	
<p><b>PPP 4.15-2</b> As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.</p>	Building & Safety Department	Per Municipal Code Chapter 3.75	
<p><b>PPP4.15-3</b> Prior to the issuance of any building permit, the Project Applicant shall pay required development impact fees to the Jurupa Unified School District following protocol for impact fee collection.</p>	Building & Safety Department	Prior to the issuance of building permits	
<p><b>PPP 4.15-4 &amp; 4.16-1</b> Prior to the issuance of any building permit, the Project Applicant shall pay required park development impact fees to the Jurupa Area Recreation and Park District pursuant to District Ordinance No. 01-2007 and 02-2008.</p>	Building & Safety Department	Prior to the issuance of building permits	

<p><b>PPP 4.15-4 &amp; 4.16-1</b> Prior to the issuance of any building permit, the Project Applicant shall pay required park development impact fees to the Jurupa Area Recreation and Park District pursuant to District Ordinance No. 01-2007 and 02-2008</p>	<p>Building &amp; Safety Department</p>	<p>Prior to the issuance of building permits</p>	
<p><b>TRIBAL CULTURAL RESOURCES</b></p>			
<p><b>TCR-1: Native American Monitoring Agreement:</b> Prior to the issuance of a grading permit, the Permit Applicant shall enter into a Monitoring Agreement with the Consulting Tribe(s) for Native American Monitor(s) to be onsite during ground disturbing activities allowed by the grading permit. A Consulting Tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Public Resources Code §21080.3.1(b). Ground disturbing activities include excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching.</p> <p>The Monitoring Agreement shall include, but is not limited to, the following provisions:</p> <ul style="list-style-type: none"> <li>a) Provide a minimum of 30 days advance notice to the Consulting Tribe(s) of all ground disturbing activities.</li> <li>b) In conjunction with the Archaeological Monitor(s) required by Mitigation Measure <b>MM-CR-1</b> under Section 4.5, Cultural Resources, of the Initial Study for MA21256, the Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.</li> <li>c) The onsite monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Native American Tribal Monitor(s) have indicated that all upcoming ground disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources.</li> </ul> <p>The Project Proponent shall submit a fully executed copy of the Monitoring Agreement to the City of Jurupa Valley Planning Department to ensure compliance with this mitigation measure. If there are multiple Consulting Tribes involved, a separate Monitoring Agreement is required for each. The Monitoring Agreement shall not modify any condition of approval or mitigation measure.</p>	<p>Community Development Department</p>	<p>Prior to the issuance of a grading permit, the complete text of MM TCR-1 shall be placed on the grading plan.</p>	

<p><b>TCR-2: Unanticipated Discovery:</b> The Permit Applicant or any successor in interest shall comply with the following for the life of the grading permit. If, during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:</p> <ul style="list-style-type: none"> <li>a) Ground disturbing activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. Ground disturbing activities are allowed on the remainder of the Project Site.</li> <li>b) In the event the unanticipated discovery includes human remains and/or cremations no photographs are to be taken except by the coroner, with written approval by the Consulting Tribes(s).</li> <li>c) The Consulting Tribe(s), the Project Archaeologist (retained by the Permit Applicant under Mitigation Measure <b>MM-CR-1</b>, Retain Professional Archaeologist), of this Initial Study document for MA21256, and the City of Jurupa Valley Community Development Department shall meet and confer, and discuss the find with respect to the following:             <ul style="list-style-type: none"> <li>1. Determine if the resource is a Tribal Cultural Resource as defined by Public Resources Code §21074, if so:</li> <li>2. Determine if the resource is listed or eligible for listing in the California Register on a “Local register of historical or resources” pursuant to Public Resources Code §5020.1 (k); or</li> <li>3. Pursuant to Public Resources Code § 5024.1 (c) as it pertains to the Consulting Tribe(s): (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage, (2) Is associated with the lives of persons important in our past, (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values, or (4) Has yielded, or may be likely to yield, information important in prehistory or history.</li> </ul> </li> <li>d) If the resource(s) are Native American in origin [and not a historical resource as defined by Public Resources Code §5020.1 (k) or §5024.1 (c)], the Consulting Tribe will retain it/them in the form and/or manner the Consulting Tribe(s) deems appropriate, for educational, cultural and/or historic purposes. If multiple Consulting Tribes(s) are involved, and a mutual agreement cannot be reached as to the form and manner of disposition of the resource(s), the City</li> </ul>	<p>Community Development Department Engineering Department</p>	<p>Prior to the issuance of a grading permit, the complete text of MM TCR-2 shall be placed on the grading plan.</p>	
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<p>shall request input from the Native American Heritage Commission and render a final decision.</p> <p>e) If the resource(s) is both a tribal cultural resource and a historic resource, the Project Archaeologist, the Consulting Tribe(s), and the City of Jurupa Valley Planning Department shall meet and confer and discuss the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural and historic resource. Treatment, at a minimum, shall be consistent with Public Resources Code § 21084.3 (b). The appropriate treatment shall be prepared in conjunction with the Archaeological Treatment plan required by Mitigation Measure <b>MM-CR-2</b> of the Initial Study for MA21256. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.</p>			
<p><b>TCR-5: Final Reporting:</b> If a Tribal cultural resource is also a historic resource defined above, the resource shall be included in the Final Report required by Mitigation Measure <b>MM-CR-2</b> of the Initial Study for MA21256.</p>	<p>Community Development Department</p>	<p>Prior to the issuance of a grading permit, the complete text of MM TCR-3 shall be placed on the grading plan.</p>	
<p><b>UTILITY AND SERVICE SYSTEMS</b></p>			
<p><b>PPP 4.19-1</b> The Project shall comply with Section 4.408 of the 2013 California Green Building Code Standards, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills.</p>	<p>Building &amp; Safety Department</p>	<p>Prior to the issuance of building permits</p>	