

California Environmental Quality Act (CEQA) Initial Study

City of Jurupa Valley Master Application MA 19216

Change of Zone (CZ) No. 20013
Conditional Use Permit (CUP) No. 0097R2



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<https://www.jurupavalley.org/DocumentCenter/Index/MA19216>

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Appendix B	Biological Assessment, Natural Resource Assessment, Inc., November 18, 2022
Appendix C	Airspace and Safety Analysis, Williams Aviation Consultants, October 14, 2021
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Appendix D	County of Riverside Airport Land Use Commission (ALUC), Staff Report, January 14, 2021
Appendix E	Water and Sewer “Will Serve Letter”, Rubidoux Community Services District, October 29, 2021
Appendix F	Native American Heritage Commission (NAHC), Letter, December 5, 2022

1.0-Finding

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



Signature

 Joe Perez, Community Development Director

Printed Name/Title

 City of Jurupa Valley

Agency

 September 18, 2024

Date

2.0-Introduction

2.1-Purpose of the Initial Study

The California Environmental Quality Act (CEQA) requires that for a project that is not exempt from CEQA, that a preliminary analysis of the proposed project be conducted to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report should be prepared for the project. The preliminary analysis here is an “Initial Study” of the proposed Project which consists of an additional 9 mobile home spaces in an existing 223 space mobile home park for a total of 232 spaces. The existing mobile home park as well as the proposed Project are inconsistent with the Riverside County Airport Land Use Plan (ALUP). Based on the Initial Study prepared for this Project, the City of Jurupa Valley Community Development Department is recommending that an Environmental Impact Report be prepared for this project. An Environmental Impact Report is required by the City when the Initial Study identifies potentially significant or significant environmental effects of the Project which cannot be eliminated or mitigated to less than significant levels.

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.

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.) and the City of Jurupa Valley Environmental Review Guidelines and Thresholds of Significance.

2.2- Environmental Impacts Requiring Mitigation

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.

Table 2.1 Summary of Environmental Impacts Requiring Mitigation

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 airport compatibility Zones B1 (22.08 acres) and C (5.64 acres). ¹ Zone B1 restricts residential density to a maximum 0.05 dwelling units per acre (one dwelling unit per 20 acres) and Zone C restricts residential density to less than or equal to 0.2 dwelling units per acre. Additionally, Zone B1 has a 30% open space requirement and Zone C a 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 B1 would require a minimum of 6.62 acres of open space, and Zone C does not require open space as it is less than 10 acres within the zone. The existing density of the mobile home park is 8.04 dwelling units per acre, the addition of 9 units to the existing 223 would result in an increase in density to 8.37 dwelling units per acre which is inconsistent with the density restrictions for both Zones B-1 and C. Additionally, the existing and proposed projects do not provide any open areas and therefore inconsistent with the ALUC open area requirements.
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 airport compatibility Zones B1 (22.08 acres) and C (5.64 acres). ² Zone B1 restricts residential density

¹ 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>

² 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
		to a maximum 0.05 dwelling units per acre (one dwelling unit per 20 acres) and Zone C restricts residential density to less than or equal to 0.2 dwelling units per acre. Additionally, Zone B1 has a 30% open space requirement and Zone C a 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 B1 would require a minimum of 6.62 acres of open space, and Zone C does not require open space as it is less than 10 acres within the zone. The existing density of the mobile home park is 8.04 dwelling units per acre, the addition of 9 units to the existing 223 would result in an increase in density to 8.37 dwelling units per acre which is inconsistent with the density restrictions for both Zones B-1 and C. Additionally, the existing and proposed projects do not provide any open areas and therefore inconsistent with the ALUC open area requirements.

3.0-Project Description/Environmental Setting

3.1 -Project Location

The Project site area is approximately 27.72 acres and is located at 3825 Crestmore Road, the southwest corner of Mission Boulevard and Crestmore Road and northeast of Capary Road, and 3830 Crestmore Road, the southeast corner of Mission Boulevard and Crestmore Road. The Project site includes portions of Assessor's Parcel Number (APN): 181-130-008 and 181-220-002. (See Figure 3.1- Regional Location Map and Figure 3.2- Aerial Photo – Proposed Project Space Locations, and Figure 3.3 Proposed Site Plan).

3.2 -Project Description

The Project proposes to add an additional 9 mobile home spaces to the existing 223 space mobile home park for a total of 232 spaces. The proposed additional 9 spaces will be located on vacant spaces within the mobile home park (Figures 3.2 and 3.3) that were previously used for parking, equipment storage, and a laundry facility that was demolished when no longer necessary to support the residents.

Change of Zone (CZ) No. 20013

The Project proposes a Change of Zone (CZ) to change the zoning from Planned Residential (R-4) and General Commercial (C-1/C-P) to Mobile home Subdivision and Mobile home Parks Zone (R-T). As shown on Figure 3.3 *Proposed Site Plan*, the proposed additional spaces 12, 44, & 49 are within the R-4 Zone, and proposed spaces 152, 157, 173, 174, 197, & 198 are within the C-1/C-P Zone.

The proposed change of zone to R-T is consistent with the site's existing underlying General Plan Land Use designation of High Density Residential (8 to 14 du/acre). Both the existing zoning and proposed zoning are inconsistent with the Riverside County Airport Land Use Plan for Flabob Airport.

Conditional Use Permit (CUP) No. 0097R2

The Project's current CUP is for 223-units and requires a revision to include the proposed additional 9 units.

Under Section 9.90.020 C (1), of the City's Municipal Code, mobile home parks are permitted in the R-T Zone when a CUP has been granted.

3.3-Proposed Improvements

Street Improvements and Access

Internal Streets

The Project is proposing to develop currently vacant lots within the mobile home park and utilize existing internal streets.

Water and Sewer Improvements

Water Service

The Project will connect to the existing waterline within the existing mobile home park.

Sewer Service

The Project will connect to the existing sewer line within the existing mobile home park.

Storm Drainage Improvements

The Project will preserve the existing drainage paths consisting of curbs, gutters, and drain inlets.

Figure 3.1- Regional Location Map

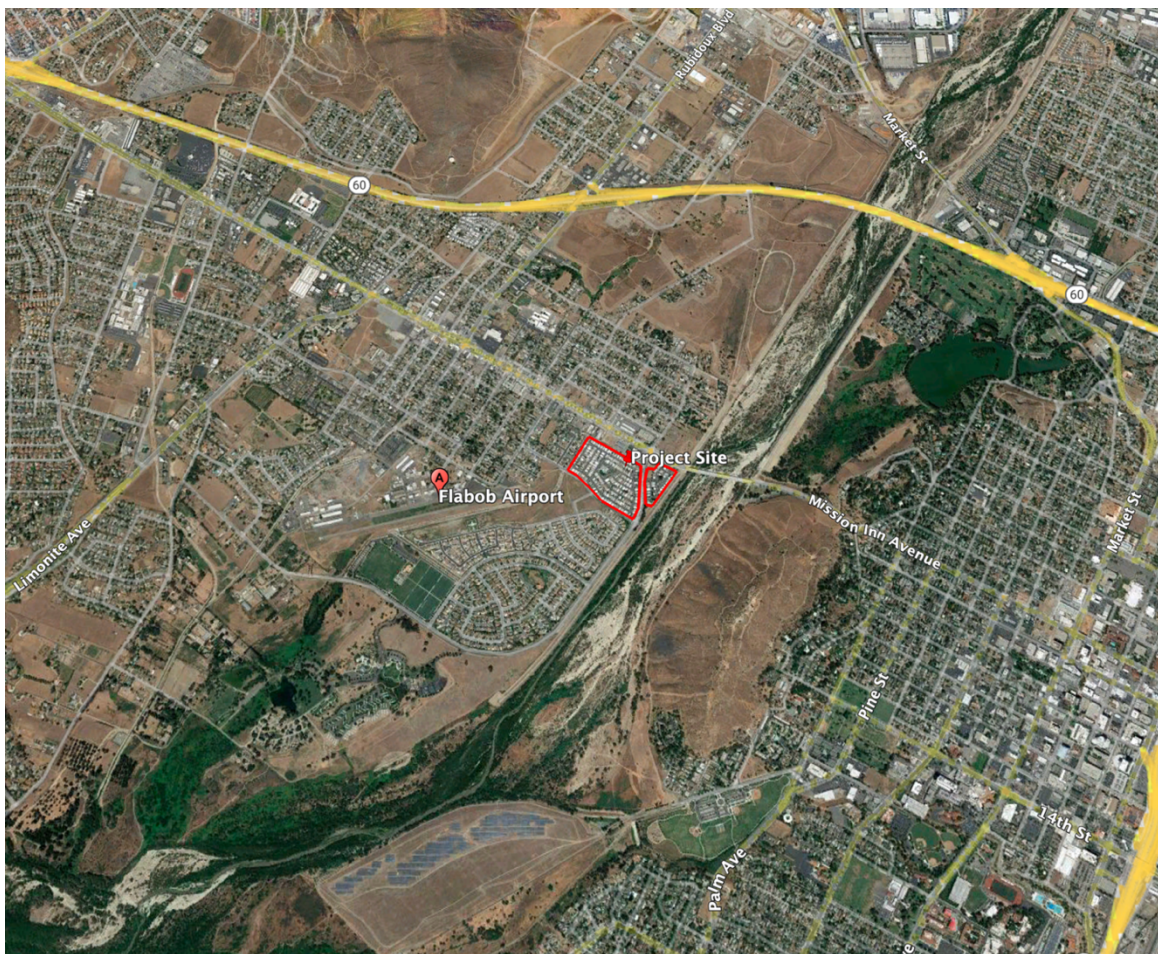
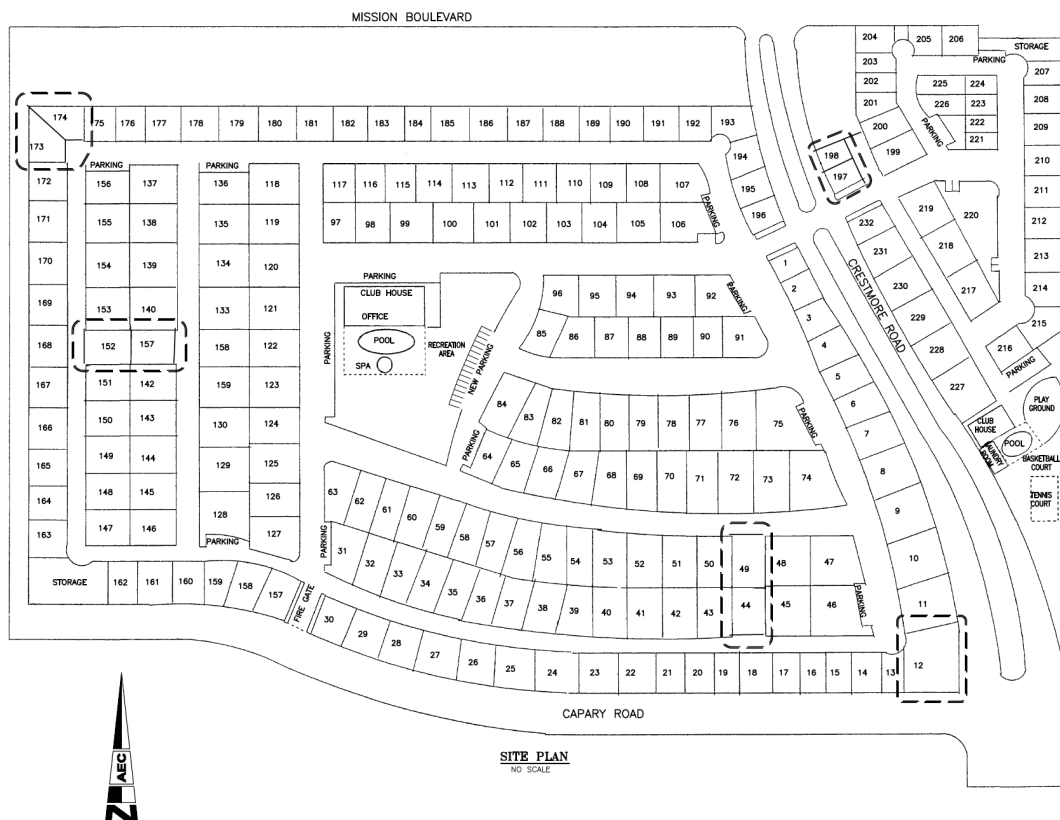


Figure 3.2- Aerial Photo - Proposed Project Space Locations



Figure 3.3- Proposed Site Plan



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 on **December 05, 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: Existing Land Uses, General Plan Land Use Designations and Zoning Classifications

Location	Current Land Use	General Plan Land Use Designation	Zoning
Site	Mobile home Park	HDR (High Density Residential)	R-4 (Planned Residential) ¹ C-1/C-P (General Commercial)
North	Commercial	CR (Commercial Retail)	R-VC (Rubidoux – Village Commercial)
South	Flabob Airport Single-Family Residential	PF (Public Facilities) MDR (Medium Density Residential)	AIR (Airport)
East	Santa Ana River.	OS-W (Open Space, Water)	W-1(Watercourse, Watershed, and Conservation Areas)
West	Single Family Residential	MHDR (Medium High Density Residential)	R-1 (One (1) Family Dwellings)

Source: Field inspection, City of Jurupa Valley-General Plan Land Use Map April 19, 2023, Jurupa Valley Public Interactive GIS Application, and Google Earth Pro.

¹ Southern portion of site zoned R-4. (Proposed spaces 12, 44, & 49 as shown on Figure 3.3 Proposed Site Plan are within the R-4 Zone, proposed spaces 152, 157, 173, 174, 197, & 198 are within the C-1/C-P Zone.

The Project site consists of an existing mobile home park. A review of aerial imagery from Google Earth Pro indicates that the has been in this current condition since at least 1994 based on the oldest aerial photo available. Crestmore Road is a divided paved 4-lane roadway with bicycle lanes, curbing and gutters and sidewalks that divides the site into the larger western and smaller eastern portions. Mission Boulevard is a divided paved 4-lane roadway with bicycle lanes, curbing and gutters and sidewalks.

The Project site is relatively flat. Elevations on the site range from approximately 770 feet above mean sea level (MSL) to 775 feet above MSL, which represents an elevational change across the site of 5± feet. There are no native vegetation communities or native soils within the project site. Previous and current anthropogenic activities along with most of the project site being covered by pavement or landscaping have contributed to the disturbed condition of many vegetation communities within the site.³

³ Biological Assessment (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 & City of Jurupa Valley Environmental Review Guidelines and Thresholds of Significance.

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 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 9.100.020, permitted uses for the R-4 Planned Residential Zone include mobile home parks use with a conditional use permit (CUP). Municipal Code section 9.260.020 provides development standards for mobile home parks in residential zones that include, but are not limited to, development standards for lot size, setbacks, building heights, screening, and automobile storage.

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 vistas⁴.

From the Project site, the Santa Ana River is located 125-feet east from the property's eastern boundary, the Jurupa Mountains are located approximately 1.2 miles north-northwest, and the Pedley Hills are located approximately 1.9 miles west. Views of the Santa Ana River are blocked

⁴ General Plan pps. 1-17 to 1-19.

by the existing levee, whereas the Jurupa Mountains and Pedley Hills can be seen above the existing developments on the horizon.

PPP 4.1-1 above will limit building height and provide building setbacks between structures and **PPP 4.1-2** requires the undergrounding of utilities 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.

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 highway⁵. Additionally, no trees, rock outcroppings, historic buildings or other kinds of scenic resources of significant value are located on the Project site. As such, there is no impact. In addition, according to the General Plan, the Project site is not located within or adjacent to a scenic corridor or roadway⁶.

Level of Significance

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

⁵California 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 23, 2023.

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

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

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

Impact Analysis

The Project site is located in an “urbanized area” as defined by Public Resources Code Section 21071 because the City is an incorporated city with a population of at least 100,000 persons.⁷ The Project site is classified by the Southern California Association of Government’s (SCAG) Land Use Code as Urban or Built-Up, Mixed Residential. Additionally, according to Census 2010, the Project site is in the Riverside-San Bernardino, CA Urbanized Area⁸. As such, the Project is subject to the City’s applicable regulations governing scenic quality.

Plans, Policies, and Programs

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

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

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

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

Level of Significance

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

⁷ California Legislative Information. Public Resources Code Division 13 Environmental Quality, Chapter 2.5. Definitions [21060 - 21074]. Website: https://leginfo.ca.gov/faces/codes_displayText.xhtml?lawCode=PRC&division=13.&title=&part=&chapter=2.5.&article=. Accessed June 2024

⁸ 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 2024.

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 5.106.8 Light Pollution Reduction meeting the requirements for reducing backlight, uplight, and glare impacts.

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 as California Green Building Standard Code Section 5.106.8 Light Pollution Reduction includes minimum requirements for outdoor lighting system to comply with backlighting, uplighting, and glare effects.

Building Material Glare

The primary exterior of the future structures will be typical of manufactured / mobile home housing and consist of non-reflective materials including T-111 or similar wooden siding and asphalt shingle roofing material. Therefore, potential glare from the proposed Project is considered to be less than significant.

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 “Urban and Built-Up Land” and “Area Not Mapped” with properties adjacent to the west designated as “Urban and Built-Up Land” by the State Department of Conservation⁹. 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. In addition, no properties abutting the Project site are classified as Farmland. Therefore, the proposed Project would not result in the conversion of any Farmland to non-agricultural use. Therefore, there are no impacts.

Level of Significance

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

⁹California Department of Conservation, Farmland Mapping and Monitoring Program, <https://datasin.org/datasets/b83ea1952fea44ac9fc62c60dd57fe48>, accessed June 23, 2023.

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 classifications for the site R-4 (Planned Residential) and C-1 / C-P (General Commercial) and designated as HDR (High Density Residential) in the General Plan Land Use Element do not support agricultural uses. The Project is proposing a change of zone of the C-1/C-P and R-4 areas to R-T. The R-4 Zone is intended to allow development of planned residential uses including mobile home parks and as such is not considered an agricultural zoning. Therefore, the Project would not conflict with existing zoning for agricultural use.

Williamson Act

A Williamson Act Contract enables private landowners to voluntarily enter contracts with local governments for the purpose of establishing agricultural preserves. According to the County of Riverside, the site is not within an agricultural preserve.¹⁰ Existing surrounding areas are listed as Urban and Built-up Land and Other Land. Land uses include commercial to the north, single-family residential and vacant land to the south and west, and the Santa Ana River to the east. The Project site is being used for a mobile home park and is not being used as farmland. Implementation of the proposed Project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of 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

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

¹⁰ California Department of Conservation Riverside County Important Farmland Data Availability, Important Farmland Maps Riverside West 2018, <https://www.conservation.ca.gov/dlrp/fmmp/Pages/Riverside.aspx>, accessed June 5, 2023.

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 residential and commercial uses. There is no land being used primarily for farmland 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:

Air Quality CalEEMod Datasheets, dated: September 8, 2023, and is included as Appendix A.

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

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

Impact Analysis

The South Coast Air Quality Management District is required to produce air quality management plans directing how the South Coast Air Basin's air quality will be brought into attainment with the national and state ambient air quality standards. The most recent air quality management plan is *2022 Air Quality Management Plan*¹¹ 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_x 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

¹¹ <http://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan>

use information from nearly 200 distinct jurisdictions. The LDCs employed in the Regional Transportation Plan / Sustainable Communities Strategy (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 RTP/SCS.

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

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

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

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

According to Exhibit 29, *Forecasted Regional Development Types by Land Development Categories (2012)-Western Riverside County*, the City of Jurupa Valley is classified as being within the Standard LDC.¹²

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

¹² https://planning.lacity.org/odocument/2a7e374a-5c53-4db8-8ea1-a75f12a73b31/Appendix_L_SCAGs_2016-2040_RTP_SCS_Background_Documentation.pdf

development to the degree it would result in the entire city to be reclassified to the Urban or Compact LDC. As detailed in Section 4.14, *Population and Housing* of this Initial Study, the development of up to 9 dwelling units would increase the City's population by approximately 33 persons assuming all residents came from outside the City (3.72 persons/du with 9 units). An increase of 33 in relation to the current population of 104,828 represents an increase of 0.008 % and would not induce substantial population growth. As such, the zone change does not result in the site being considered as being in the Urban or Compact LDC for purposes of growth projections used for modeling air quality emission assumptions in the 2022 AQMP. As such, the Project is consistent with the growth projections in City of Jurupa Valley General Plan and is considered to be consistent with the 2022 AQMP.

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?			✓	

Significance Threshold: The project's air emissions exceed the applicable regional significance thresholds established by the South Coast Air Quality Management District.

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

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.

The following are brief descriptions of individual pollutants and pollutant classes that have been associated with construction activities:

- Carbon Monoxide (CO): Is a colorless, odorless gas produced by the incomplete combustion of carbon-containing fuels, such as gasoline or wood. CO concentrations tend to be the highest during the winter mornings, when little to no wind and surface-based inversions trap the pollutant at ground levels. Because CO is emitted directly from internal combustion engines, unlike ozone, motor vehicles operating at slow speeds are the primary source of CO in the Basin. The highest ambient CO concentrations are generally found near congested transportation corridors and intersections.
- Nitrogen Oxides (Oxides of Nitrogen, or NOx): Nitrogen dioxide (NO₂), a reddish-brown gas, and nitric oxide (NO), a colorless, odorless gas, are formed from fuel combustion under high temperature or pressure. These compounds are referred to as nitrogen oxides, or NOx. NOx is a primary component of the photochemical smog reaction. NOx also contributes to other pollution problems, including a high concentration of fine particulate matter (PM_{2.5}), poor visibility, and acid deposition (i.e., acid rain). NO₂ is a criteria air pollutant and may result in numerous adverse health effects; it absorbs blue light,

resulting in a brownish-red cast to the atmosphere and reduced visibility. Of the seven types of nitrogen oxide compounds, NO₂ is the most abundant in the atmosphere. As ambient concentrations of NO₂ are related to traffic density, commuters in heavy traffic may be exposed to higher concentrations of NO₂ than those indicated by regional monitors.

- Sulfur Dioxide (SO₂): Is a colorless, extremely irritating gas or liquid. It enters the atmosphere as a pollutant mainly as a result of burning high sulfur-content fuel oils and coal and from chemical processes occurring at chemical plants and refineries. When SO₂ oxidizes in the atmosphere, it forms sulfates (SO₄). SO₂ irritates the respiratory tract, can injure lung tissue when combined with fine particulate matter (PM_{2.5}), and reduces visibility and the level of sunlight.
- Particulate Matter (PM₁₀ and PM_{2.5}): Particulate matter is the term used for a mixture of solid particles and liquid droplets found in the air. Coarse particles (PM₁₀) derive from a variety of sources, including windblown dust and grinding operations. Fuel combustion and resultant exhaust from power plants and diesel buses and trucks are primarily responsible for fine particle (PM_{2.5}) levels. Fine particles can also be formed in the atmosphere through chemical reactions.
- Volatile Organic Compounds (VOC): Volatile organic compounds are also referred to as reactive organic gases (ROG), are emitted by a selection of different gases and solids such as paints and lacquers, paint strippers, cleaning supplies, pesticides, building materials and furnishings, office equipment such as copiers and printers, correction fluids and carbonless copy paper, graphics and craft materials including glues and adhesives, permanent markers, and photographic solutions.

Construction activities associated with the Project will result in emissions of VOCs, NO_x, SO_x, CO, PM₁₀, and PM_{2.5}. Construction related emissions are expected from the following construction activities:

- Site Preparation
- Building Construction

Construction is expected to last approximately 26 days. Table 4.3-1 summarizes the construction emissions considering the application of **PPP 4.3-1 through 4.3-4**.

Table 4.3-1: Summary of Peak Construction Emissions

Year	Emissions (lbs./day)					
	VOC/ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Year 1	0.23	2.13	3.67	<0.005	0.16	0.10
Maximum Daily Emissions	0.23	2.13	3.67	<0.005	0.16	0.10
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Source: CalEEMod Datasheets (Appendix A).

As shown in Table 4.3-1, 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 4.3-2.

Table 4.3-2: Summary of Peak Operational Emissions

Source	Emissions (lbs./day)					
	VOC/ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	0.17	0.15	1.34	<0.005	0.25	0.07
Energy Source	0.28	<0.005	0.45	<0.005	<0.005	<0.005
Mobile Source	<0.005	0.05	0.02	<0.005	<0.005	<0.005
Total Maximum Daily Emissions	0.46	0.21	1.81	0.01	0.26	0.07
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Source: CalEEMod Datasheets, (Appendix A).

As shown in Tables 4.3-2, 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?			✓	

Significance Threshold:

- The project would exceed the SCAQMD Localized Significance Thresholds (LST) which were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities.
- The project would create a Maximum Incremental Cancer Risk: of 10 in 1 million at the nearest sensitive receptor or off-site worker; or a Hazard Index (project increment) 1.0 or greater at the nearest sensitive

receptor or off-site worker.

- The project emissions would contribute traffic volumes to an intersection in the vicinity of the project site which exceeds 100,000 vehicles per hour.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

Localized Air Quality Impacts

The South Coast Air Quality Management District has established Localized Significance Thresholds (LST) which are used to determine whether or not a project may generate significant adverse localized air quality impacts for both construction and on-site operations. For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residence, hospital, or 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 sensitive receptors are the existing mobile homes present on the site that will be impacted during construction or subsequent occupation.

Table 4.3-3 identifies the maximum daily localized emissions thresholds that are applicable to the Project.

Table 4.3-3 Maximum Daily Localized Emissions Thresholds

Pollutant	Construction	Operations
Localized Thresholds (pounds per day)		
NO _x	270	270
CO	1,577	1,577
PM ₁₀	13	4
PM _{2.5}	8	2

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

Localized Construction Emissions

Construction of the mobile home units will take place offsite; the onsite installation and site preparation is expected to last approximately 26 days. Table 4.3-4 summarizes the localized construction emissions considering the application of **PPP 4.3-1 through 4.3-4**. As shown in Table 4.3-4, localized construction emissions would not exceed the applicable SCAQMD LSTs for emissions for construction activities.

Table 4.3-4: Summary of Localized Significance Construction Emissions

Construction Emissions	Emissions (lbs./day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	2.13	3.67	0.16	0.10
SCAQMD Localized Threshold	270	1,577	13	8
Threshold Exceeded?	NO	NO	NO	NO

Source: CalEEMod Datasheets, (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 4.3-5, 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 4.3-5: Summary of Localized Significance Operational Emissions

Operational Activity	Emissions (lbs./day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	0.21	1.81	0.26	0.07
SCAQMD Localized Threshold	270	1,577	4	2
Threshold Exceeded?	NO	NO	NO	NO

Source: CalEEMod Datasheets, (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?			✓	

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

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

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 is residential and does not propose any of the above-described uses.

Potential odor sources associated with the proposed Project may result from construction equipment exhaust 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 are 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:

Old Plantation Mobile Home Park Expansion Project Conditional Use Permit Biological Assessment, Natural Resources Assessment. Inc., November 18, 2022, and is included as Technical 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?			✓	

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

Existing Conditions

The topography of the Project site is generally flat with an elevation of approximately 770 to 775 feet above mean sea level (MSL) sloping marginally from north to the south. Land use in the surrounding area varies between commercial, single family residential, mobile home park, and vacant land. The site contains no native vegetation communities within the Project site and is characterized by disturbed/developed land as the result of paving and landscaping as part of the mobile home park development and other anthropogenic disturbances.

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

Linkage. The project site is located within the MSHCP Narrow Endemic Plant and Burrowing Owl Survey Areas.

Sensitive Plant Communities/Species

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

Narrow Endemic Plants

The Project site is in the MSHCP designated Narrow Endemic Plant Species Survey Area (NEPSSA) for San Diego ambrosia, Brand's phacelia, and San Miguel savory. The *Habitat Assessment* determined that no habitat for these or any other special status plant of the area is present and as such no additional plant surveys were required.

Sensitive Wildlife Species

Habitat for the Burrowing Owl (*Athene cunicularia*), which is classified as a Species of Special Concern by the California Department of Fish and Wildlife (CDFW), was not observed on the Project site during the field survey. No burrowing owls were detected during the habitat assessment; no habitat suitable for the Burrowing Owl was found on the project site; and the Biological Assessment concluded that no further surveys will be required.¹³

According to the Biological Assessment the project site is located in the Stephens Kangaroo Rat (SKR) Habitat Conservation Plan SKR Fee Area. As per PPP 4.4.1, the Project is required to pay MSHCP Mitigation Fees.

No other habitat supporting species that are classified as candidate, sensitive, or special status species were present on the Project site area proposed for disturbance and development.

Level of Significance

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

¹³ *Biological Assessment*, Natural Resources Assessment. Inc., November 18, 2022. p. 8

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

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

Impact Analysis

The *Biological Assessment* concluded that the Project site does not contain any native vegetation communities, including special-status vegetation communities, or riparian habitat. Additionally, jurisdictional wetland and non-wetland waters of the U.S. and riparian and streambed waters of the State are not present within the Project site. No riparian/riverine resources subject to the MSHCP are present on the Project site. 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. Therefore, the proposed Project would have no impacts on special-status vegetation communities or riparian habitat.

Level of Significance

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?				✓

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

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. The *Biological Assessment* concluded that the Project site does not contain any state or federally protected wetlands (including, but not limited

to, marsh, vernal pool, coastal, etc.). The Project site does not contain jurisdictional waters. Therefore, the proposed Project would have no impact on state or federally protected wetlands.

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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?			✓	

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

Impact Analysis

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. Corridors effectively act as links between different populations of a species. The Project Site 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, residential and commercial 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 wildlife corridors.

The *Biological Assessment* found that “all suitable nesting habitats are within landscaped areas that experience already high levels of human activity. The proposed mobile home installations will not significantly impact raptors or other nesting birds.”

Level of Significance

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

¹⁴ *Biological Assessment: Appendix B*

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

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

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

Impact Analysis

According to the General Plan, significant trees are those trees that make substantial contributions to natural habitat or to the urban landscape due to their species, size, or rarity. In particular, California native trees should be protected.¹⁵ 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 value¹⁶.

The proposed Project Site has for years been disturbed, paved, or landscaped according to the *Biological Assessment* and existing trees are located outside the areas for development and no trees will be removed as a result of the proposed project, therefore there is no impact.

Level of Significance

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

¹⁵ City of Jurupa Valley, *General Plan Conservation and Open Space Element*, Policy COS-1.2.

¹⁶City 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?			✓	

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

Impact Analysis

The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan.¹⁷ 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 *Biological Assessment*, prepared for the Project (Appendix B) are listed in Table 4.4-1.

Table 4.4-1: MSHCP Consistency Analysis ¹⁸

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 located within the Santa Ana River 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.
Narrow Endemic Plants (<i>MSHCP Section 6.1.3</i>)	The Project site is located within the NEPSSA for San Diego Ambrosia, Brand's phacelia, and San Miguel savory. The Project site has no suitable habitat, therefore, because no impacts will occur within the NEPSSA, focused narrow endemic plant surveys are not required for the Project.
Additional Species Surveys (including Burrowing Owl, Criteria Area Species, Amphibians, and Mammals) [<i>MSHCP Section 6.3.2</i>]	The Project site is located within the Burrowing Owl Survey Area. No Burrowing Owl or suitable habitat were observed within the Project Site; therefore, no further surveys will be required. Additionally, as indicated in 4.4(d) above all suitable nesting habitats are within landscaped areas that experience already high levels of human activity. The proposed mobile home installations will not

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

¹⁸ Biological Assessment, Appendix B.

	require the removal of nesting habitat and there will be no significant impact to raptors or other nesting birds.
Riparian/Riverine Resources (<i>MSHCP Section 6.1.2</i>)	Riparian/riverine resources are not present within the Project Site. No changes in hydrology are expected as a result of this Project. Additionally, no impacts are proposed to riparian/riverine resources and none of the riparian/riverine species identified in Section 6.1.2 of the MSHCP were observed within the Project Site.
Vernal Pools (<i>MSHCP Section 6.1.2</i>)	No vernal pools or seasonal depressions are present onsite, as previously described in Section 4.4 (c) of this report. No vernal pools were identified within the immediate vicinity of the Project and therefore no indirect impacts to vernal pools are anticipated.
Fairy Shrimp (<i>MSHCP Section 6.1.2</i>)	<p>Three species are covered by the MSHCP including the Riverside fairy shrimp (<i>Streptocephalus woottoni</i>), Santa Rosa Plateau fairy shrimp (<i>Linderiella santarosae</i>), and vernal pool fairy shrimp (<i>Branchinecta lynchi</i>). According to the MSHCP, vernal pool fairy shrimp habitat is limited to vernal pools and alkali vernal pools, and Santa Rosa Plateau fairy shrimp are limited to vernal pools formed on basalt flows. No portion of the Project site is described as having an alkali complex or basalt flows. In addition, no vernal pools are considered to be present on the Project site and therefore Santa Rosa Plateau and vernal pool fairy shrimp are not either.</p> <p>No potential fairy shrimp habitat was detected and due to the lack of suitable habitat on the Project site, no impacts to fairy shrimp are anticipated.</p>
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 (<i>MSHCP Section 6.1.4</i>)	The Project site is not located in a Conservation Area.

Level of Significance

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

4.5-Cultural Resources

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

Significance Threshold:

- The project causes a substantial adverse change or materially alters a resource as described in CEQA Guidelines §15064.5(b).
- The project causes a substantial adverse change or materially alters a resource as identified in General Plan Table 4.1: *Designated Historic Structures in Jurupa Valley* as amended from time to time.

Impact Analysis

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

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

1. A resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.
2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code, or identified as significant in 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 historic Jurupa Rancho 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

The Project site is an existing mobile home park. The proposed 9 new units are being installed on existing vacant lots that have been previously paved or landscaped.

In addition, research failed to identify any National Register of Historic Places (NRHP) ¹⁹ properties; no California State Landmarks (CSL) ²⁰; no California Register of Historical Resources; nor any California Points of Historical Interest in the immediate vicinity of the Project site. The closest site identified on the NRHP and CSL databases is the Cornelius and Mercedes Jensen Ranch located approximately 1 mile southwest.

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?			✓	

Significance Threshold: The project causes a substantial adverse change or materially alters a "historic" or "unique" archaeological resource pursuant to CEQA Guidelines §15064.5(c).

Impact Analysis

Archaeological Setting

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

Research and Conclusions

The Project site is an existing mobile home park with the new 9 units being installed on vacant lots that have been previously paved or landscaped.

The proposed Project according to Engineering Department review will not require a grading permit due to the limited site preparation being required for the installation of the 9 new mobile

¹⁹ National Register of Historic Places accessed September 12, 2023. <https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466>

²⁰ California Historical Landmarks, Riverside County accessed September 12, 2023. https://ohp.parks.ca.gov/?page_id=21452

home units. With the lack of grading site disturbance will be negligible and will not create a substantial risk or adverse change to archeological resources.

Level of Significance

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?			✓	

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

The Project site does not contain a cemetery, and no known formal cemeteries are located within the immediate site vicinity. If human remains are discovered during Project 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

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

Air Quality CalEEMod Datasheets, dated: September 8, 2023, and is included as Appendix A

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

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

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

Impact Analysis

Construction Energy Analysis

Construction of the Project would require the use of fuel and electric powered equipment and vehicles for construction activities. The majority of activities would use fuel powered equipment and vehicles that would consume gasoline or diesel fuel. Heavy construction equipment (e.g., dozers, graders, backhoes, dump trucks) would be diesel powered, while smaller construction vehicles, such as pick-up trucks and personal vehicles used by workers would be gasoline powered. The majority of electricity use would be from power tools. As the structures are manufactured homes (mobile homes) constructed primarily offsite, the anticipated on-site construction schedule assumes the Project would be built in approximately 26 days with off-road equipment consisting of Tractors/Loaders/Backhoes. 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 turn over 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 law²¹, idling times of construction vehicles is limited to no more than five minutes, thereby minimizing, or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Equipment employed in construction of the Project would therefore not result in inefficient, wasteful, or unnecessary consumption of fuel.

Operation Energy Analysis

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

Transportation Energy Demands

Energy that would be consumed by Project-generated traffic is a function of total vehicles miles traveled (VMT) and estimated vehicle fuel economies of vehicles accessing the Project site. The VMT from the CalEEMod Datasheets (Appendix A) is 124,495 Annual VMT and the estimated miles per gallon of 26.0 from the 2023 EPA Automotive Trends Report results in the Project's annual fuel consumption estimated to be 4,788 gallons of fuel.²²

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 206,058 kBTU/year of natural gas and 54,704 kWh/year of electricity.²³ Natural gas would be supplied to the Project by SoCalGas and electricity would be supplied by SCE. The Project proposes mobile 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

²¹ California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling.

²² Appendix A, CalEEMod Datasheets and The 2023 EPA Automotive Trends Report retrieved from: <https://www.epa.gov/system/files/documents/2023-12/420s23002.pdf> June 2024..

²³ Appendix A, CalEEMod Datasheets.

would be comparable to other single-family land use projects of similar scale and configuration. Lastly, the Project will comply with the applicable California Code of Regulations (CCR) Title 24 and CCR 25 standards. Compliance itself with applicable CCR Title 24 and 25 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.

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?			✓	

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

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

Impact Analysis

The California Energy Commission provides oversight for the preparation of rules and regulations 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 include California Code of Regulations (CCR) Title 24 Building Standards Code and CCR Title 25 Housing and Community Development. 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. CCR Title 25 deals specifically with manufactured/mobile homes. 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

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 Prior to issuance of a certificate of occupancy as required by Municipal Code Section 8.30.010 *Installation of manufactured home, mobile home, or commercial coach.*

No person shall install or occupy any manufactured home, mobile home, or commercial coach (hereafter called "unit") to be used for the purpose of human habitation or occupancy on any site inside or outside of a mobile home park in the city, without first obtaining a permit from the building official. Each unit shall bear an insignia of approval issued by the California Department of Housing or a label issued pursuant to the Federal Mobile Home Construction and Safety Standards.

(1). Applications shall be made to the building official in the forms provided by the Department of Building and Safety, The applicant shall furnish all the information required by Health and Safety Code Division 13 Part 2.1 (Health & Safety Code Section 18200 et seq.) and Title 25 of the California Code of Regulations and shall be accompanied by the required fees.

(2). The installation of all units shall be in accordance with the relevant requirements of the California Health and Safety Code and Title 25 of the California Code of Regulations relating to such installations in accordance with any specific requirements of this Title.

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. The

project site is not located within a seismic hazard area as identified by the State of California, Department of Conservation, Earthquake Zones of Required Investigations Map²⁴ it is presumed to have a less than significant impact with mandatory compliance with the California Building Code. As a mandatory condition of Project approval, the Project would be required to adhere to the requirements stated in PPP 4.7-1, to ensure impacts are less than significant.

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?			✓	

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.7-1 shall apply.

According to the General Plan²⁵ the Project site is in an area designated as having a high potential for liquefaction. The proposed Project is for an additional 9 mobile home units located throughout an existing mobile home park on vacant lots that have been previously paved or landscaped. The installation of all units shall be in accordance with the relevant requirements of the California Health and Safety Code and Title 25 of the California Code of Regulations relating to such installations in accordance with any specific requirements of Municipal Code Title 8, Chapter 8.30. Title 25 Section 1333 Foundation Systems requires mobile home foundation system to be designed to withstand the vertical and lateral forces due to dead load, roof and floor live loads, wind and seismic loads in accordance with the provisions of the California Residential Code and local soil conditions. The City's Municipal Code under 8.30.030 (1) (c) requires installation instructions specifying location and required capacity of stabilizing devices as well as devices and methods to be used in connecting all components and systems, including but not limited to roofs, walls, floors, and utilities.

With adherence to the State and Local regulations for installation of the mobile home units impacts will be less than significant.

²⁴ State of California Department of Conservation, Earthquake Zones of Required Investigation: <https://maps.conservation.ca.gov/cgs/eqzapp/app/>

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

Level of Significance

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

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

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 the risk of seismically induced landsliding to affect the proposed development is negligible. The Project site is not located within an area listed as either High or Very High Landslide Susceptibility per General Plan Figure 8-6.

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

No grading is proposed for the Project, only minor leveling and installation of gravel base. However, in the event that grading would be required the Municipal Code requires the preparation of a Stormwater Pollution Prevention Plan to address site-specific conditions related to these activities²⁶. 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, etc.

Through compliance with the Municipal Code, construction impacts related to erosion and loss

²⁶ City of Jurupa Valley, Municipal Code, Chapter 6.05.010, *Storm Water/Urban Runoff Management and Discharge Controls*.

of topsoil would be less than significant.

Operation

The proposed Project mobile home lots include the installation of gravel and 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 existing stormwater system.

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.

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

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.7-1 shall apply.

Landslides, lateral spreading, subsidence, liquefaction, and collapse as a result of an earthquake are largely dependent on the underlying geologic conditions (e.g., bedrock, type of soil, and the depth of the water table).

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. Lateral spreading is a term referring to landslides that commonly form on gentle slopes that have rapid fluid-like flow horizontal movement. Most lateral spreading is caused by

earthquakes but may also be caused by landslides. As noted in Issue 4.7 (a3) above, the mobile home park site and proposed Project spaces are relatively flat and contain no slopes that may be subject to landslides. Therefore, the site is not considered susceptible to lateral spreading.

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.²⁷

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 the General Plan²⁸ the Project site has a high potential for liquefaction. Current measured groundwater levels in the area of the Project site range from 51.13 feet below ground surface (bgs) to 141.89 feet bgs.

The proposed Project is for an additional 9 mobile home units located throughout an existing mobile home park on vacant lots that have been previously paved or landscaped. The installation of all units shall be in accordance with the relevant requirements of the California Health and Safety Code and Title 25 of the California Code of Regulations relating to such installations in accordance with any specific requirements of Municipal Code Title 8. Chapter 8.30.

Title 25 Section 1333 Foundation Systems requires mobile home foundation system to be designed to withstand the vertical and lateral forces due to dead load, roof and floor live loads, wind and seismic loads in accordance with the provisions of the California Residential Code and local soil conditions. The City's Municipal Code under 8.30.030 (1) (c) requires installation instructions specifying location and required capacity of stabilizing devices as well as devices and methods to be used in connecting all components and systems, including but not limited to roofs, walls, floors, and utilities.

With adherence to the State and Local regulations for installation of the mobile home units impacts will be less than significant.

Level of Significance

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

²⁷ USGS Land Subsidence in California: https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html

²⁸ 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 applies to the Project and would reduce impacts relating to expansive soils. This measure 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 proposed Project does not include on-site construction of structures or concrete slabs supported on grade. The proposed Project is for an additional 9 mobile home units located throughout an existing mobile home park on vacant lots that have been previously paved or landscaped. The installation of all units shall be in accordance with the relevant requirements of the California Health and Safety Code and Title 25 of the California Code of Regulations relating to such installations in accordance with any specific requirements of Municipal Code Title 8. Chapter 8.30.

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. *There are no unique geologic features identified in the General Plan.*

Impact Analysis

General Plan Figure 4-18- Paleontological Sensitivity, indicates that the site has a low sensitivity (L) designation for finding paleontological resources²⁹. The proposed Project according to Engineering Department review will not require a grading permit due to the limited site preparation being required of the installation of the 9 new mobile home units.

Unique Geologic Feature

The Project site is an existing mobile home park with the new 9 units being installed on vacant lots that have been previously paved or landscaped. The Project site does not contain a geologic feature that is unique or exclusive locally or regionally.

Level of Significance

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

²⁹ City of Jurupa Valley, General Plan, *Conservation and Open Space Element, Figure 4-18, Paleontological Sensitivity.*

4.8 Greenhouse Gas Emissions

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

Air Quality CalEEMod Datasheets, dated: September 8, 2023, 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?			✓	

Significance Threshold: The project exceeds the thresholds per General Plan Policy below:

AQ 9.5 GHG Thresholds. Utilize the SCAQMD Draft GHG thresholds (3,000 Metric Tons CO₂ equivalent per year (MTCO₂e/year)) to evaluate development proposals until the City adopts a Climate Action Plan (CAP).

Impact Analysis

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 certificate of occupancy as required by Municipal Code Section 8.30.010 *Installation of manufactured home, mobile home, or commercial coach.*

No person shall install or occupy any manufactured home, mobile home, or commercial coach (hereafter called "unit") to be used for the purpose of human habitation or occupancy on any site inside or outside of a mobile home park in the city, without first obtaining a permit from the building official. Each unit shall bear an insignia of approval issued by the California Department of Housing or a label issued pursuant to the Federal Mobile Home Construction and Safety Standards.

(1). Applications shall be made to the building official in the forms provided by the Department of Building and Safety. The applicant shall furnish all the information required by Health and Safety Code Division 13 Part 2.1 (Health & Safety Code Section 18200 et seq.) and Title 25 of the California Code of Regulations and shall be accompanied by the required fees.

(2). The installation of all units shall be in accordance with the relevant requirements of the California Health and Safety Code and Title 25 of the California Code of Regulations relating to such installations in accordance with any specific requirements of this Title.

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 MTCO₂e per year is appropriate for residential land use development projects. The 3,000 MTCO₂e 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 ₂ e per year)
Annual construction-related emissions amortized over 30 years	0.14
Area Source	0.14
Energy Source	19.7
Mobile Source	47.8
Waste	1.86
Water Usage	0.80
Total CO₂E (All Sources)	70.44
Screening Threshold (CO₂E)	3,000
Threshold Exceeded	NO

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 70.44 MTCO₂e per year. As such, the Project would not exceed the City's screening threshold of 3,000 MTCO₂e. 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?			✓	

Significance Threshold: The project is inconsistent with the following:

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

Impact Analysis

Determining a project's consistency with plans, policies or regulations adopted for the purpose of reducing greenhouse gas (GHG) emissions plans presents unique challenges because the impact is global and solutions require both global, federal, state, and local action. The following are the primary plans adopted at the State level 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 emissions inventory. The state's implementation strategy primarily takes the form of source-specific regulations for energy producers, fuel suppliers, and vehicle manufacturers, for example, the 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 – The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy* are supported by the Project, such as energy conservation and energy efficiency measures. Other measures, while not directly applicable, would not be obstructed by Project implementation.

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

Table 4.8.2. Consistency with GHG Reduction Measures

GHG Reduction Measure	Consistency Analysis
General Plan	
AQ 9.5 GHG Thresholds. Utilize the SCAQMD Draft GHG thresholds to evaluate development proposals until the City adopts a Climate Action Plan (CAP).	The City has determined that the SCAQMD's draft threshold of 3,000 MTCO ₂ e per year is appropriate for this Project. GHG emissions are 70.44 which is less than the 3,000 MTCO ₂ e threshold.
CSSF 2.44 Drought-Tolerant Landscaping. 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.

GHG Reduction Measure	Consistency Analysis
LUE 11.6 Energy Efficiency. Require development projects to use energy efficient design features in their site planning, building design and orientation, and landscape design that meet or exceed state energy standards.	The Project is required to submit building plans and is required to meet Title 25 Standards, and City's water efficient landscape requirements; therefore, the Project is determined to be consistent with General Plan Policy LUE 11.6.
ME 3.9 Pedestrian Facilities. Public streets shall provide pedestrian facilities in accordance with adopted City standards. Sidewalks shall be separated from the roadway by a landscaped parkway, except where the Planning Director determines that attached sidewalks are appropriate due to existing sidewalk location, design, or other conditions.	The Project is using existing infrastructure and facilities within the mobile home park and is not proposing improvements.
ME 3.36 Bicycle Improvements Conditionally Required. Require the construction or rehabilitation of bicycle facilities and/or "bicycle-friendly" improvements as a condition of approving new development, in accordance with Zoning Ordinance standards	The Project is using existing infrastructure and facilities within the mobile home park and is not proposing improvements.
Municipal Code	
Energy Efficiency	As required by Municipal Code Section 8.30.010 <i>Installation of manufactured home, mobile home, or commercial coach</i> , the Project will be constructed in compliance with this section.
Green Buildings	As required by Municipal Code Section 8.30.010 <i>Installation of manufactured home, mobile home, or commercial coach</i> , the Project will be constructed in compliance with this section.
Water Conservation	The Project will comply with <i>Chapter 9.283. - Water Efficient Landscape Design Requirements</i> .
Solid Waste Reduction	The Project includes the installation of manufactured/mobile homes and as no structure will be constructed on-site, 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, does not apply.

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

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 a mobile home park with the proposed 9 new units to be installed on existing spaces throughout the site. The site is residential in nature and is not typically associated with transport, use, or disposal of hazardous material or waste.

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 is an existing mobile home park that would add an additional 9 units for residential 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 ¼ mile of an existing public or private school **and** the project handles a hazardous material or mixture containing a hazardous material (see definitions above) that has a quantity at any one time during the reporting year equal to or greater than the amounts specified by Health and Safety Code §25507 et seq.

Impact Analysis

The Project site is not located within one-quarter (0.25) mile from an existing or proposed school. From the Project site, the nearest schools are Ina Arbuckle Elementary School located approximately 0.4 miles Northwest, West Riverside Elementary located approximately 0.9 miles Northwest, and Springs Charter Schools located approximately 1 mile Southeast. In addition, as discussed in the responses to issues 4.9 (a) and 4.9 (b) 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" Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (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.

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?	✓			

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

Impact Analysis

Airport Land Use Compatibility

The nearest airport is Flabob Airport located approximately 0.27 miles southwest of the Project site. According to *Map FL-1, Riverside County Airport Land Use Compatibility Plan*, the Project site is located within airport compatibility Zones B1 (22.08 acres) and C (5.64 acres).³⁰ Zone B1 restricts residential density to a maximum 0.05 dwelling units per acre (one dwelling unit per 20 acres) and Zone C requires a land use density less than or equal to 0.2 dwelling units per acre (one dwelling unit per 5 acres). Compatibility Zone B1 also requires a minimum of 30% open space 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 8.37 dwelling units per acre for the total site acreage, however as the Project is located in two separate Compatibility Zones the density is based on each airport zone. The Project is proposing 7 additional mobile home spaces to the existing 189 spaces in Zone B1, resulting in a density of 8.87 dwelling units per acre which is greater than the Zone B1 maximum density of 0.05 dwelling units per acre, and 2 additional units to the existing 34 units in Zone C, resulting in a density of 6.38 du/acre which is inconsistent with the Zone C density of less than 0.2 du/acre or 1 du/5 acres.

The Airport Land Use Commission (ALUC) conducted a development review of the project (File #ZAP1035FL20) and on January 14, 2021, found the Project INCONSISTENT with the 2004 Flabob Airport Land Use Compatibility Plan and as such the proposed Project presents a potentially 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*

³⁰ Riverside County Airport Land Use Commission, *Riverside County Airport Land Use Compatibility Plan*, October 2004. Available at: <https://rcaluc.org/new-compatibility-plan-2>

Compatibility Plan for Flabob Airport, a portion of the Project site is located within the 55 CNEL to 60 CNEL Noise Impact Zone. The Flabob 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. 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 Airspace and Safety Analysis (Appendix C) found that the proposed Project's location within the mobile home park is located outside of the 65 CNEL noise contour level. Based on current air traffic activity normal construction materials and techniques will achieve any noise reduction required from units within the 65 CNEL and below contours. 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 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 for ALUP land use compatibility. This issue **WILL** be further addressed in the forthcoming EIR.

Less than significant for ALUP noise compatibility. This issue **WILL NOT** 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?			✓	

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

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

Impact Analysis

Access to the Project site is proposed from Crestmore Road via Mission Boulevard. 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.

The proposed Project does not include changes to the internal streets or access from Crestmore Road. Street design and improvements, however, are required to meet City 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

Less than significant. This issue **WILL NOT** 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?				✓

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

Impact Analysis

According to the General Plan³¹, the Project site is not located within a high wildfire hazard area. (Also refer to analysis under Issue 4.20, Wildfire).

Level of Significance

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

³¹ City of Jurupa Valley, General Plan Safety Element, *Figure 8-10: Wildfire Severity Zones in Jurupa Valley*.

4.10-Hydrology And Water Quality

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 Act³² 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))].

Construction Impacts (Water Quality Standards)

Construction of the Project would involve clearing, leveling of the site, the installation of gravel base, utility installation, 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 activities³³. 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. The proposed Project is less than one acre and ground disturbance was determined by the Engineering Department not to require a grading permit.

If a grading permit is determined to be required compliance with the permit would require 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 be implemented 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. The site’s existing grade or stormwater system will not be altered as part of the project. Surface runoff will be diverted to the existing stormwater system.

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*³⁴ (SSMP) that includes provisions to provide proper and efficient management, operation, and maintenance of sanitary

³² California Water Boards, *Porter-Cologne Water Quality Control Act*, January 2019. Available at: https://www.waterboards.ca.gov/laws_regulations/docs/portercologne.pdf

³³ 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

³⁴ <https://www.rcsd.org/files/4df24e617/SSMP+2021.pdf>

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.

Level of Significance

With implementation of PPP 4.10-1 through 4.10-3, 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 D), 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 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?			✓	

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

Significance Threshold: The project's drainage system is not designed to manage runoff from 10- and 100-year storm events.

Significance Threshold: The project is inconsistent with the County of Riverside Master Drainage Plan or Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls.

Significance Threshold: The project would impede or redirect flood flows in a manner that would adversely impact upstream of downstream properties.

Impact Analysis

Existing Condition

In the existing condition the site's drainage is conveyed to the onsite storm drains through a curb and gutter system along the interior roadways.

Proposed Condition

In the proposed condition, the existing drainage path and system will not be altered. 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 use of the existing 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 4.10-3, 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 Plan³⁵, the Project site is designated as Flood Zone X Protected by Levee. According to the California Department of Conservation, California Official Tsunami Inundation Maps³⁶, 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 a seiche.

Level of Significance

Less Than Significant Impact. This issue **WILL NOT** be further addressed in the forthcoming EIR.

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), the Project will not alter the existing drainage system, as such 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

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

³⁶ 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 September 11, 2023.

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 residential and commercial developments. The Project site is approximately 27.72 acres and is located at 3825 Crestmore Road and 3830 Crestmore Road. 3825 Crestmore Road is near the southwest corner of Mission Boulevard and Crestmore Road, northeast of Capary Road, and 3830 Crestmore Road is near the southeast corner of Mission Boulevard and Crestmore Road. The proposed Project is within an existing mobile home park and, 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 Threshold: The project's conflict with any land use plan is related to an environmental issue under CEQA and the project's conflict results in an adverse environmental impact. The applicable plans include, but are not limited to:

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

Impact Analysis

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 adopted for the purpose of avoiding or mitigating an environmental effect are summarized below.

- South Coast Air Quality Management District 2022 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 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 Plan³⁷ the Project site is located within Mineral Resource Zone (MRZ) 2, which is defined as “Areas where available geologic data indicate significant PCC-Grade aggregate resources are present.” However, the Project site is an active mobile home park, and 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

Less than significant. 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 and processing.³⁸ The Project site is delineated as HDR (High Density Residential); 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.

³⁷ City of Jurupa Valley, *General Plan Figure 4-16: Jurupa Valley Mineral Resources*.

³⁸ City of Jurupa Valley, *General Plan Land Use Element*, p.2-28.

4.13-Noise

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 Crestmore Road and Mission Boulevard as well as noise typical of a residential mobile home park.

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 4.13-1 Typical Construction Equipment Noise Levels

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

Source: FTA Transit Noise and Vibration Impact Assessment Manual.

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

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

The proposed Project is located within the existing mobile home park with occupied mobile home residences adjacent to the proposed additional spaces. Portions of the Project site are also located less than 50-feet from the nearest residential uses located to the east of the mobile home park and noise impacts would be considered significant. 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 Project is expected to use only backhoes for any site preparation and placement of the manufactured/mobile homes; therefore, construction noise levels are expected to be approximately 80 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 building permit, the following notes shall be included on the site plans and the 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.³⁹ 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 45 daily trips at full occupancy⁴⁰. It takes a doubling of traffic to create a +3 dBA noise impact. Primary site access is via Crestmore Road and Mission Boulevard. Mission Boulevard according to the General Plan has approximately 19,936 ADT between Rubidoux Boulevard and the City Limit east of Crestmore. The addition of 45 trips would not double the traffic and therefore would create only a minimal noise increase on traffic generated noise levels.

On-Site Operational Noise Impacts

Typical operational sound levels generated by single-family residential activities include normal outdoor conversations, air conditioner units, and lawn care equipment with levels as indicated below:

- Normal conversation, air conditioner - 60 dBA
- Gas-powered lawnmowers and leaf blowers – 80 to 85 dBA.⁴¹

Noise generated from air conditioners and lawn care equipment are not at constant and consistent levels throughout the day. Lawn care is performed during daylight hours for short durations and although air conditioners are operating both day and night they are cycling on/off with windows closed conditions. Stationary noise levels would be attenuated as with mobile noise sources with standard building construction and windows closed by approximately 25 dBA.

The USEPA identifies noise levels affecting health and welfare as exposure levels over 70 dBA over a 24-hour period. Noise levels for various levels are identified according to the use of the area. Levels of 45 dbA are associated with indoor residential areas, hospitals, and schools, whereas 55 dBA is identified for outdoor areas where typical residential human activity takes place. According to the USEPA levels of 55 dbA outdoors and 45 dbA indoors are identified as levels of noise considered to permit spoken conversation and other activities such as sleeping, working, and recreation, which are part of the daily human condition.⁴² Levels exceeding 55 dbA in a residential setting are normally short in duration and not significant in affecting health and welfare of residents.

³⁹ Caltrans, Traffic Noise Analysis Protocol, April 2020, p.7-1.

⁴⁰ CalEEMod Datasheets trips/weekday. Appendix A

⁴¹ Center for Disease Control, "Loud Noised Can Cause Hearing Loss". https://www.cdc.gov/nceh/hearing_loss/default.html, accessed on May 1, 2024.

⁴² USEPA "EPA Identifies Noise Levels Affecting Health and Welfare" <https://archive.epa.gov/epa/aboutepa/epa-identifies-noise-levels-affecting-health-and-welfare.html> accessed May 1, 2024.

Conclusion

With implementation of Mitigation Measure NOI-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 such as the Riverside County Airport Land Use Plan discussed in Hazards and Hazardous Materials 4.9(e) and Noise 4.13(c).

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.

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. While vehicular traffic is rarely perceptible, construction has the potential to result in varying degrees of temporary ground vibration, depending on the specific construction activities and equipment used. Ground vibration levels associated with various types of construction equipment are summarized in Table 4.13-2.

Table 4.13-2 Vibration Source Levels for Construction Equipment

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

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

The closest existing manufactured/mobile homes used as residences are adjacent to sites proposed for the placement of new manufactured/mobile homes. The 9 proposed sites are

dispersed throughout the mobile home park with limited ground leveling of the sites anticipated, therefore construction equipment use on each site is anticipated to be less than 4 hours per site. Site preparation will include the use of a tractor/loader/backhoe for leveling of each site and placement of rock base.

The estimated construction vibration level from a small bulldozer (worst case scenario) measured at 25-feet would create a vibration level of 0.003 in/sec which does not exceed the 0.2 in/sec threshold. Additionally, vibration at 5 to 10 feet from an existing manufactured/mobile home would remain below 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?			✓	

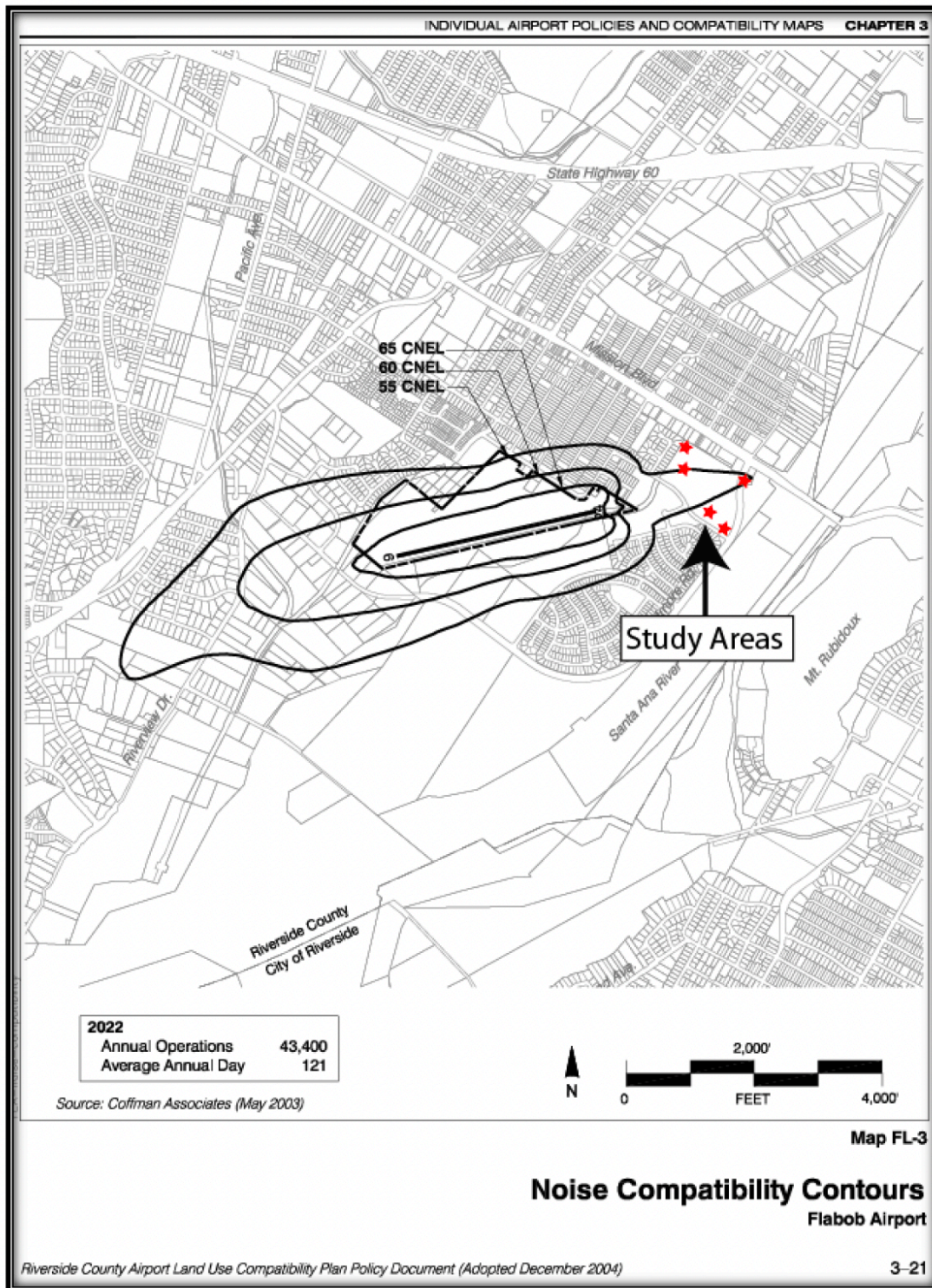
Significance Threshold: The project may have a significant impact if it generates aircraft noise that exposes people residing or working in the vicinity of a private airstrip or within the Flabob Airport or Riverside Municipal Airport Land Use Compatibility Plan to noise levels in excess of the noise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

Impact Analysis

The Project consists of manufactured/mobile homes used as residences and will not expose people to excessive aircraft noise. The nearest airport is Flabob Airport, with Runway 6-24 located approximately 1,290 feet southwest of the Project site. According to *Map FL-3, Noise Compatibility Contours Riverside County Airport, Land Use Compatibility Plan*, and as shown below in Figure 4.13-1 *Flabob Noise Contours and Project Site Locations*, two sites are located on the border of the 55 CNEL to 60 CNEL Noise Impact Zone and the remaining sites are located outside the 55 CNEL 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.⁴³

⁴³ Riverside County Airport Land Use Commission, *Riverside County Flabob Airport Land Use Compatibility Plan, Noise Compatibility Contours, December, 2004*. Available at: <https://rcaluc.org/sites/g/files/aldnop421/files/migrated/Portals-13-PDFGeneral-plan-newplan-38--20Vol.-202-20Flabob.pdf>

Figure 4.13-1 Flabob Noise Contours and Project Site Locations



Level of Significance

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

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 3.66 persons per dwelling unit (based on State of California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2023 with 2020 Census Benchmark total population times by total housing units) the proposed Project would increase the City's population by approximately 33 persons. (3.66 persons/du with 9 units). An increase of 33 in relation to the current population of 104,983 represents an increase of 0.03 % and would not be considered or 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?				✓

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

Impact Analysis

The Project site consists of an existing mobile home park and proposes to place 9 additional unites on existing open lots within the site. Therefore, implementation of the Project would not displace 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 (MMRP) to ensure compliance:

- PPP 4.15-1** The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.
- PPP 4.15-2** As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.

The Riverside County Fire Department provides fire protection services to the Project area. The Project would be primarily served by the Riverside County 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, PPP 4.15-1 and 4.15-2 will be included in the MMRP 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.⁴⁴ 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 4.15-1 and 4.15-2**, impacts will be less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

POLICE PROTECTION

Impact Analysis

Plans, Policies, or Programs (PPP)

⁴⁴ City of Jurupa Valley, *Municipal Code Chapter 3.75, Development Impact Fee*, June 10, 2020. Available at: <https://www.jurupavalley.org/168/Municipal-Code>

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 services⁴⁵. 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.

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 nine (9) new mobile home 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

⁴⁵ Ibid.

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 nine (9) new mobile home units that may increase the overall population of the City 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 libraries. 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.

Library services are provided to the City by the Riverside County Library System (RCLS). The closest RCLS facility closest to the Project site is the Louis Robidoux Library located at 5840 Mission Boulevard. This library is located approximately 1 mile northwest (direct distance) and approximately 1.3 miles (driving or walking distance) northwest of the Project site's entrance at 3825 Crestmore Road.

As noted in the response to Issue 4.14(a), *Population and Housing*, of this Initial Study, development of the Project would add approximately 33 persons to the population of the City. This low number of persons in relation to the current population of 104,983 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.⁴⁶

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.

⁴⁶ 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 33 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 104,983 would not cause a substantial physical deterioration of any recreational facilities or accelerate the physical deterioration of any recreational facilities. The payment of Development Impact Fees will reduce any indirect Project impacts related to recreational facilities.

Additionally, the existing Project site includes recreation amenities such as a 2 club houses, 2 pools, a spa, recreational area, playground, tennis, and basketball courts.

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 33 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 104,983 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.

The existing Project site includes recreation amenities such as a 2 club houses, 2 pools, a spa, recreational area, playground, tennis, and basketball courts.

Level of Significance

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

4.17-Transportation

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

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

Impact Analysis

The Project area is served by transit service by the Riverside Transit Agency (RTA). There are existing RTA bus stops on Mission Boulevard served by Route #49 with transfer service to the Amtrak, Metrolink, and Omnitrans 215. The Project is not proposing any improvements that would interfere with current transit service. In addition, the existing site has adequate pedestrian facilities, including existing sidewalks along public streets abutting the site.

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)?			✓	

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

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 WRCOG VMT Screening Tool the proposed Project is not located in a TPA, however it is within a low VMT area and thus will screen-out. The CalEEMod Datasheets (Appendix A) shows the Project will generate 45 daily trips. Based on WRCOG VMT Screening Tool, the site is located in a low Vehicle Miles Traveled area and will generate lower than 250 daily trips, and 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 Crestmore Road. The Project is not proposing changes to access and no additional street improvements are required to the existing roadways.

The Project is located in an existing mobile home park and in an area developed with residential and commercial 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 the existing access points on Crestmore Road. 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

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

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

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

Impact Analysis

Historic Context

The Project area has been identified 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.

Conclusions

The Project is proposing to add 9 units to an existing mobile home park on currently open lots throughout the site. There are no historical resources listed or eligible for listing on the site, therefore there will be no impacts due to the proposed Project.

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.

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.

Native American consultation, 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 in December. The NAHC responded by letter on September 24, 2018. The NAHC has no evidence that sacred lands are present on the Project site.

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 Measures

MM- TCR-1: Native American Monitoring Agreement. Prior to the issuance of a building 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 including site preparation and utility infrastructure installation. 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) 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 building permit. If, during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:

- a) Ground disturbing activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. Ground disturbing activities are allowed on the remainder of the Project Site.
- b) The Consulting Tribe(s) 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). 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 discovered 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, and to the Consulting Native American Tribe(s).

Level of Significance

With implementation of Mitigation Measure TCR-1 and TCR-2 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 29, 2021, and is included as Appendix E.

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 onsite.

Sewer Service

The Project will connect to the existing sewer service available onsite.

Storm Drainage Improvements

Drainage for the Project will preserve the existing drainage paths, and no alterations are proposed to the existing storm drainage system.

Electric Power Facilities

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

Natural Gas Facilities

The Project will connect to the existing Southern California Gas natural gas distribution facilities available on 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 that are included as part of Appendix A. The Project is estimated to have a water demand of 1 acre-foot per year (or 902 gallons per day).⁴⁷

Water service would be provided to the Project site by Rubidoux Community Services District (RCSD) through existing on-site pipelines. RCSD issued a Water and Sewer Will Serve Letter (Appendix E) 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 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			✓	

⁴⁷ CalEEMod datasheets 5.12 Operational Water and Wastewater Consumption (Appendix A)

Threshold 4.19 (c) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 E) stating that sewer service is available from the existing sewer system on site. 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)

There are no PPPs that are applicable to the Project.

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, September 11, 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 is required and will ensure that construction waste impacts are less than significant.

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 5.95 tons of solid waste per year or 0.02 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	0.02	0.0004%
El Sobrante Landfill	16,054	0.02	0.0001%

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

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 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.

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

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 further 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?		✓		

Significance Threshold: If the Plans, Policies, or Programs (PPPs), Project Design Features (PDFs), or Mitigation Measures identified in the Initial Study prepared for the project do not reduce *potentially* significant impacts to a less than significant level, impacts are considered to be significant.

Impact Analysis

As indicated in this Initial Study noise 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:

- **NOI-1:** Construction Noise Mitigation
- **TCR-1:** Native American Monitoring Agreement
- **TCR-2:** Unanticipated Discovery

Level of Significance

With implementation of Mitigation Measures NOI-1, TCR-1 and TCR-2, 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)?	✓			

Significance Threshold: If the Plans, Policies, or Programs (PPPs), Project Design Features (PDFs), or Mitigation Measures identified in the Initial Study prepared for the project do not reduce *potentially* significant impacts to a less than significant level, impacts are considered to be significant.

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

- Are the combined 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 concludes that the Project would have no impact or a less than significant impact for all environmental topics, except Hazards and Hazardous Materials, Land Use and Planning, Noise and Tribal Cultural Resources. For Noise and Tribal Cultural Resources, Mitigation Measures are required to reduce impacts to less than significant levels as discussed below. Impacts to Hazards and Hazardous Materials and Land Use and Planning are Potentially significant for ALUP land use compatibility and **WILL** be further addressed in the forthcoming EIR.

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.

Noise

As discussed in Section 4.13, Noise, of this Initial Study, construction and operation of the Project would include activities limited to the confines of the Project site except for traffic generated noise. The analysis of the Project concluded that the noise levels during construction will be less than significant with the implementation of Mitigation Measure **NOI-1**. Operational noise and

traffic noise generated by the Project were determined to be less than significant. 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** and **TCR-2**. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Cumulative Impacts

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 Measures NOI-1, TCR-1 and TCR-2, Noise and Tribal Cultural impacts will be less than significant and **WILL NOT** be further addressed in the forthcoming EIR.

Potentially significant impacts to Hazardous and Hazardous Materials and Land Use and Planning exist due to for ALUP land use compatibility. These issues **WILL** 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?	✓			

Significance Threshold: If the Plans, Policies, or Programs (PPPs), Project Design Features (PDFs), or Mitigation Measures identified in the Initial Study prepared for the project do not reduce potentially significant impacts related to Aesthetics, Agriculture and Forestry Resources, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Transportation, Utility and Service Systems, and Wildfire to a less than significant level, impacts are considered to be significant.

Under this threshold, the types of impacts analyzed consist of those that affect human health and well-being. As indicated by this Initial Study, the Project may cause or result in certain potentially significant environmental impacts that directly affect human beings for inconsistency with the ALUP land use compatibility and construction noise.

As discussed in Section 4.9 (e) impacts are potentially significant for ALUP land use compatibility with no reasonable mitigation measures available.

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 existing mobile home residences and 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.

Potentially significant impacts to Hazardous and Hazardous Materials exist due to for ALUP land use compatibility. This issue **WILL** be further addressed in the forthcoming EIR.

5.0 MITIGATION MONITORING REPORTING PROGRAM

PROJECT NAME: MA 19216 Old Plantation 9 Unit Mobile Home Project

DATE: September, 18, 2024

PROJECT MANAGER: Miguel Del Rio, Senior Planner

PROJECT DESCRIPTION: The Project proposes to add an additional 9 mobile home spaces to the existing 223 space mobile home park for a total of 232 spaces. The proposed additional 9 spaces will be located on vacant spaces within the mobile home park that were previously used for parking, equipment storage, and a laundry facility that was demolished when no longer necessary to support the residents.

PROJECT LOCATION: The Project site area is approximately 27.72 acres and is located at 3825 Crestmore Road, the southwest corner of Mission Boulevard and Crestmore Road and northeast of Capary Road, and 3830 Crestmore Road, the southeast corner of Mission Boulevard and Crestmore Road. The Project site includes portions of Assessor's Parcel Number (APN): 181-130-008 and 181-220-002.

- ***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:
AESTHETICS			
PPP 4.1-1 As required by Jurupa Valley Municipal Code section 9.100.020, permitted uses for the R-4 Planned Residential Zone include mobile home parks use with a conditional use permit (CUP). Municipal Code section 9.260.020 provides development standards for mobile home parks in residential zones that include, but are not limited to, development standards for lot size, setbacks, building heights, screening, and automobile storage.	Community Development Department	Prior to the issuance of building permits	
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.	Community Development Department	Prior to the issuance of occupancy permits	
AIR QUALITY			
PPP 4.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.	Public Works and Engineering Department	During site preparation and utility infrastructure installation.	
PPP 4.3-2 The Project is required to comply with the provisions of South Coast Air Quality District Rule 431.2, " <i>Sulphur Content and Liquid Fuels</i> ." 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	
PPP 4.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, " <i>Architectural Coatings</i> ". Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings.	Building & Safety Department Engineering Department Community Development Department	During construction and on-going	
PPP 4.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 "PM10 Emissions from Paved and Unpaved Roads and Livestock Operations" and Rule 1186.1, " <i>Less-Polluting Street Sweepers</i> ."	Building & Safety Department	During construction	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
Adherence to Rules 1186 and 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.			
BIOLOGICAL RESOURCES			
PPP 4.4-1 The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) as required by Municipal Code Chapter 3.80.	Community Development Department	Prior to the issuance of a building permit	
CULTURAL RESOURCES			
PPP 4.5-1 The project is required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq.	Public Works and Engineering Department	Prior to the issuance of building permits and during construction activities.	
GEOLOGY AND SOILS			
<p>PPP 4.7-1 Prior to issuance of a certificate of occupancy as required by Municipal Code Section 8.30.010 <i>Installation of manufactured home, mobile home, or commercial coach.</i></p> <p>No person shall install or occupy any manufactured home, mobile home, or commercial coach (hereafter called “unit”) to be used for the purpose of human habitation or occupancy on any site inside or outside of a mobile home park in the city, without first obtaining a permit from the building official. Each unit shall bear an insignia of approval issued by the California Department of Housing or a label issued pursuant to the Federal Mobile Home Construction and Safety Standards.</p> <p>(1). Applications shall be made to the building official in the forms provided by the Department of Building and Safety, The applicant shall furnish all the information required by Health and Safety Code Division 13 Part 2.1 (Health & Safety Code Section 18200 et seq.) and Title 25 of the California Code of Regulations and shall be accompanied by the required fees.</p> <p>(2). The installation of all units shall be in accordance with the relevant requirements of the California Health and Safety Code and Title 25 of the California Code of</p>	Building & Safety Department	Prior to the issuance of building permits	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
Regulations relating to such installations in accordance with any specific requirements of this Title.			
GREENHOUSE GAS EMISSIONS			
<p>PPP 4.8-1 Prior to issuance of a certificate of occupancy as required by Municipal Code Section 8.30.010 <i>Installation of manufactured home, mobile home, or commercial coach</i>.</p> <p>No person shall install or occupy any manufactured home, mobile home, or commercial coach (hereafter called “unit”) to be used for the purpose of human habitation or occupancy on any site inside or outside of a mobile home park in the city, without first obtaining a permit from the building official. Each unit shall bear an insignia of approval issued by the California Department of Housing or a label issued pursuant to the Federal Mobile Home Construction and Safety Standards.</p> <p>(1). Applications shall be made to the building official in the forms provided by the Department of Building and Safety, The applicant shall furnish all the information required by Health and Safety Code Division 13 Part 2.1 (Health & Safety Code Section 18200 et seq.) and Title 25 of the California Code of Regulations and shall be accompanied by the required fees.</p> <p>(2). The installation of all units shall be in accordance with the relevant requirements of the California Health and Safety Code and Title 25 of the California Code of Regulations relating to such installations in accordance with any specific requirements of this Title.</p>	Building & Safety Department	Prior to the issuance of building permits	
<p>PPP 4.8-2 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>	Building & Safety Department	Prior to the issuance of building permits	

HYDROLOGY AND WATER QUALITY			
PPP 4.10-1 As required by Municipal Code Chapter 6.05.050, <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.	Public Works and Engineering Department	Prior to the issuance of building permits	
PPP 4.10-2 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.	Public Works and Engineering Department	Prior to the issuance of building permits and during construction	
PPP 4.10-3 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.	Public Works and Engineering Department	Prior to the issuance of building permits and during operation	
NOISE			
<p>NOI-1-Construction Noise Mitigation. Prior to the issuance of a building permit, the following notes shall be included on site 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>“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.</p>	Community Development Department	Prior to the issuance of a building permit	

<p>b) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.</p> <p>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.</p> <p>e) Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receptors."</p> <p>f)</p>			
PUBLIC SERVICES			
PPP 4.15-1 The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.	Fire Department	Prior to issuance of a building permit or occupancy permit as determined by the Fire Department	
PPP 4.15-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.	Building & Safety Department	Per Municipal Code Chapter 3.75	
PPP4.15-3 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.	Building & Safety Department	Prior to the issuance of building permits	
PPP 4.15-4 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.	Building & Safety Department	Prior to the issuance of building permits	
RECREATION			
4.16-1 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.	Building & Safety Department	Prior to the issuance of building permits	

TRIBAL CULTURAL RESOURCES			
<p>TCR-1: Native American Monitoring Agreement: Prior to the issuance of a building 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 including site preparation and utility infrastructure installation allowed by the building 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"> a) Provide a minimum of 30 days advance notice to the Consulting Tribe(s) of all ground disturbing activities. b) 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. <p>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.</p>	Community Development Department	Prior to the issuance of a building permit, the complete text of MM TCR-1 shall be placed on the site plans and building plans.	
<p>TCR-2: Unanticipated Discovery: The Permit Applicant or any successor in interest shall comply with the following for the life of the building permit. If, during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:</p>	Community Development Department Engineering Department	Prior to the issuance of a Building permit, the complete text of MM TCR-2	

<p>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.</p> <p>b) The Consulting Tribe(s) and the City of Jurupa Valley Community Development Department shall meet and confer, and discuss the find with respect to the following:</p> <ol style="list-style-type: none"> 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. <p>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.</p> <p>d) If the resource(s) is both a tribal cultural resource and a historic resource 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). Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.</p>		shall be placed on the site plan(s).	
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MM-TCR-3: Final Report: If a Tribal cultural resource is discovered 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, and to the Consulting Native American Tribe(s).			
UTILITY AND SERVICE SYSTEMS			
PPP 4.19-1 The Project shall comply with Section 4.408 of the 2013 California Green Building Code Standards, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills.	Building & Safety Department	Prior to the issuance of building permits	